

**1. DEAN COLSON & HENRY QUINTANA**  
**(Applicant)**

**04-12-CZ14-2 (04-129)**  
**Area 14/District 8**  
**Hearing Date: 7/26/05**

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☒ / lease ☐ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If so, who are the interested parties? **MFS of South Florida LLC**

Disclosure of interest form attached? Yes ☒ No ☐

**Previous Zoning Hearings on the Property:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
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NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

## ZONING ACTION

### MEMORANDUM

Harvey Ruvin

Clerk of the Circuit and County Courts  
Clerk of the Board of County Commissioners

(305) 375-5126

(305) 375-2484 FAX

www.miami-dadeclerk.com



**DATE:** May 5, 2005

**#Z-08-05**

**APPLICANT:** 1. DEAN COLSON & HENRY QUINTAN

**MOTION:** REMANDED TO COMMUNITY COUNCIL.

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Carey-Shuler		X		
Diaz		X		
Gimenez		X		
Heyman	S	X		
Jordan				X
Rolle		X		
Seijas				X
Sorenson	M	X		
Sosa		X		
Souto				X
Vice Chairman Moss		X		
Chairman Martinez		X		
<b>TOTAL</b>		9	0	4

MIAMI-DADE COUNTY  
COMMUNITY ZONING APPEALS BOARD - AREA 14  
MOTION SLIP



APPLICANT'S NAME: DEAN COLSON & HENRY QUINTANA

REPRESENTATIVE: JEFFREY FLANAGAN

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
04-12-CZ14-2 (04-129)	JANUARY 12, 2005	CZAB14-6-05

REQ: AU to EU-S

REC: APPROVAL

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S): _____
<input type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input type="checkbox"/> TO: _____ <input type="checkbox"/> W/LEAVE TO AMEND
<input checked="" type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input checked="" type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input type="checkbox"/>		

TITLE	M/S	NAME	YES	NO	ABSENT
MR.	<b>S</b>	Samuel L. BALLINGER	<b>X</b>		
MS.		Dawn Lee BLAKESLEE			<b>X</b>
MS.		Rose L. EVANS-COLEMAN			<b>X</b>
VICE-CHAIRMAN	<b>M</b>	Don JONES	<b>X</b>		
MR.		Curtis LAWRENCE (C.A.)	<b>X</b>		
DR.		Pat WADE	<b>X</b>		
CHAIRMAN		Wilbur B. BELL	<b>X</b>		

VOTE: 5 to 0

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: TOM ROBERTSON

**MIAMI-DADE COUNTY  
COMMUNITY ZONING APPEALS BOARD - AREA 14  
MOTION SLIP**

**2**

APPLICANT'S NAME: DEAN COLSON & HENRY QUINTANA

REPRESENTATIVE(S): **JEFFREY FLANAGAN**

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
04-12-CZ14-2 (04-129)	DECEMBER 13, 2004	CZAB14- -04

**REQUEST:** AU to EU-S

**REC:** APPROVAL

☐ WITHDRAW:

☐ APPLICATION

☐ ITEM(S): \_\_\_\_\_

☒ DEFER:

☐ INDEFINITELY

☒ TO: JAN. 12, 2005

☐ W/LEAVE TO AMEND

☐ DENY:

☐ WITH PREJUDICE

☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT

☐ ACCEPT REVISED PLANS

☐ APPROVE

☐ PER REQUEST

☐ PER DEPARTMENT

☐ PER D.I.C.

☐

☐ WITH CONDITIONS

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Samuel L. BALLINGER			X
MS.	<b>S</b>	Dawn Lee BLAKESLEE	X		
MS.		Rose L. EVANS-COLEMAN	X		
MR.		Don JONES			X
MR.	<b>M</b>	Curtis LAWRENCE (C.A.)	X		
DR.		Patricia WADE	X		
CHAIRMAN		Wilbur B. BELL	X		

VOTE: 5 to 0

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: **RON BERNSTEIN &  
LEIGH MACDONALD**

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO COMMUNITY COUNCIL NO. 14**

**APPLICANT:** Dean Colson & Henry Quintana

**PH:** Z04-129 (04-12-CZ14-2)

**SECTION:** 2-57-38

**DATE:** July 26, 2005

**COMMISSION DISTRICT:** 8

**ITEM NO.:** 1

**A. INTRODUCTION**

o **REQUEST:**

This application was remanded by the Board of County Commissioners to Community Zoning Appeals Board 14:

AU to EU-S.

o **SUMMARY OF REQUEST:**

This application requests to change the zoning on the subject property from AU, Agricultural District, to EU-S, Estate Use Suburban.

o **LOCATION:**

South of S.W. 288 Street and 466' west of S.W. 187 Avenue, Miami-Dade County, Florida.

o **SIZE:** 5 acres.

o **IMPACT:**

The approval of the requested district boundary change will provide additional housing for the community. However, the rezoning will add to the population of the area, will bring more children into the schools, will impact water and sewer services, and will bring additional activity and noise into the area.

**B. ZONING HEARINGS HISTORY:** None.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **estate density residential**. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized.
2. Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on

the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Land Use Policy 4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Miami-Dade County, Florida (Land Use Element, page I-62).

**D. NEIGHBORHOOD CHARACTERISTICS:**

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU; vacant

Residential, estate density, 1 to 2.5 du

Surrounding Properties:

NORTH: AU; single family residence  
and vacant

Agriculture

SOUTH: AU; vacant

Residential, estate density, 1 to 2.5 du

EAST: AU; County/FAU Agricultural  
Center

Residential, estate density, 1 to 2.5 du

WEST: AU; vacant

Residential, estate density, 1 to 2.5 du

The subject property is located south of S.W. 288 Street and west of S.W. 187 Avenue. The surrounding parcels to the south, west, and northeast, are vacant. The northwest parcel is developed with a single family residence. The parcel to the east is developed with an Agricultural Center which is operated by Miami-Dade County and Florida Atlantic University.

**E. SITE AND BUILDINGS:**

**Site Plan Review:**

(no site plan was submitted.)

Scale/Utilization of Site:

**Acceptable**

Location of Buildings:

**N/A**

Compatibility:

**Acceptable**

Landscape Treatment:

**N/A**

Open Space:

**N/A**

Buffering:

**N/A**

Access:

**Acceptable**

Parking Layout/Circulation:

**N/A**

Visibility/Visual Screening:

**N/A**

Energy Considerations:

**N/A**

Roof Installations:

**N/A**

Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

**F. PERTINENT REQUIREMENTS/STANDARDS:**

**Section 33-311(F)**

In evaluating an application for a **district boundary change** the Board shall take into consideration, among other factors the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

**G. NEIGHBORHOOD SERVICES:**

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	4 Students

\*Subject to the conditions stated in their memoranda\*.

#### H. ANALYSIS:

On May 5, 2005, this application was remanded by the Board of County Commissioners (BCC) back to the Community Zoning Appeals Board – 14. On January 12, 2005, CZAB – 14 denied without prejudice this application by a vote of 5 to 0 pursuant to Resolution CZAB14-6-05. On January 31, 2005, the applicants appealed the CZAB-14's decision. At the May 5, 2005 BCC hearing, the Commission vacated the aforementioned Resolution in conjunction with their decision to remand this application back to this Board. The applicants had stated on the appeal application that the Board's decision to deny the request to rezone the subject property to EU-S was not based on evidence, testimony or facts to support the decision. Staff notes that the CDMP states that all existing zoning and uses are consistent with the CDMP. This Board's original decision to deny the application and retain the existing AU zoning on the property was consistent with the CDMP.

The applicants are seeking to rezone the property from AU, Agricultural District, to EU-S, Estate Use Suburban. The property is located south of S.W. 288 Street and 466' west of S.W. 187 Avenue, Miami-Dade County, Florida. On April 8, 2005, the applicants submitted a revised letter of intent which indicates their intent to request a zone change to EU-1, Single Family One Acre Estate District, in lieu of the requested EU-S. Additionally, the applicants have submitted a site plan dated/stamped/received June 24, 2005 indicating the development of the subject property with four (4) single family lots. Each lot complies with EU-1 zoning district regulations.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. In their memorandum dated June 7, 2005, the Public Works Department has stated that this application **meets traffic concurrency criteria** for an initial development order. This application will generate **6 additional PM daily peak hour vehicle trips**, which will not exceed the acceptable level of service of area roadways which will be operating at level of service "A", "B", and "D" with the inclusion of these trips. Therefore, the **Public Works Department** has **no objections** to this application. **Miami-Dade Public Schools** has determined that the approval of this application would result in a student population of 2 Elementary School students, 1 Middle School student, and 1 Senior High School student, for a total of **4 additional students**. Said increase in school population would impact Redondo Elementary School, Homestead Middle School, and South Dade Senior High School which are currently operating at 141%, 141%, and 131% of FISH (Florida Inventory of School Houses) utilization, respectively. Pursuant to the Interlocal agreement, the District met with the applicants on July 9, 2004, to discuss the impact of the proposed development on public schools. The applicants advised that they are unable to proffer any additional mitigation other than the applicable impact fees as required by the Educational Facilities Impact Fee Ordinance.

This application would allow the applicants to provide additional housing for the community. The Land Use Plan (LUP) plan, which designates this site for Estate Density residential use, would permit a maximum density of 2.5 units per gross acre for a maximum of 12 residential units on this 5 acre site. EU-1 zoning requires a minimum lot area of 43,560 square feet gross which would allow the development of the subject property with a maximum of five (5) residential units at 1 unit per gross acre. This application is **consistent** with the Land Use Plan of the CDMP.



The subject property is zoned AU. The Urban Development Boundary abuts the property along the north property line. The south half of Section 2, Township 57 South, Range 38 East, the square mile section wherein the subject property is located, is designated by the Land Use Plan (LUP) Map for estate density residential use, which permits a density between 1.0 and 2.5 dwelling units per gross acre, and contains a blend of AU, Agricultural District, EU-M, Estate Modified District, EU-S, Estate Use Suburban, and EU-1, Single-Family One Acre Estate District. One could argue that this application is premature due to the fact that it abuts AU zoned property on all sides. Single family residences have been developed within all of these aforementioned zoning districts. Approvals from AU to EU-S have been granted within the southeast quadrant of this square mile section, in the vicinity of and to the south of the subject property. Said approvals took place in 1991 (Z-46-91), in 1992 (Z-12-92), and in 1994 (Z-3-94). The south half of this square mile section is gradually transitioning from agricultural zoning and uses to residential zoning and uses. The Urban Development Boundary (UDB) is located immediately north of the subject property.

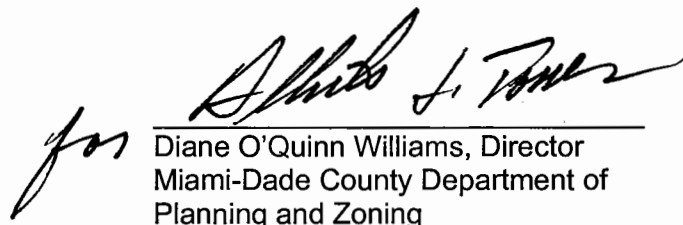
Similar applications denied by this Board have been appealed to the Board of County Commissioners (BCC). Specifically, the BCC approved, on December 16, 2004, pursuant to Resolution Z-44-04 a zone change from AU to EU-M. In addition, on February 3, 2005, pursuant to Resolution Z-2-05, the Board approved a zone change from AU to EU-S in lieu of EU-M. Both of these applications are located in Section 11, Township 57, Range 38 and are located within one and one-quarter (1 ¼ ) mile to the southwest of the subject property. The BCC found sufficient grounds and reasons to merit a reversal of the CZAB-14's decision and granted the appeals. Conversely, the BCC denied a similar request to rezone a parcel of land from AU and GU to EU-M located approximately one and one-half (1 ½) miles to the east of the subject property. Resolution Z-43-04 passed and adopted on December 16, 2005, indicates that the BCC found insufficient grounds and reasons to reverse the CZAB-14's decision and denied the appeal.

The proposed EU-1 zoning of the subject parcel will continue the development pattern of gradually transitioning from agricultural zoning and uses to estate residential zoning and uses, will be numerically in keeping with the LUP map's estate density designation and **compatible** with the existing zoning and development pattern of this area. As such, staff recommends approval of the rezoning from AU to EU-1 in lieu of EU-S.

I. **RECOMMENDATION:** Approval of the rezoning to EU-1 in lieu of EU-S.

J. **CONDITIONS:** None.

**DATE INSPECTED:** 08/27/04  
**DATE TYPED:** 08/27/04  
**DATE REVISED:** 09/24/04; 12/01/04; 03/04/05; 03/14/05; 04/18/05; 04/25/05; 04/26/05;  
06/17/05; 07/18/05  
**DATE FINALIZED:** 07/19/05  
DO'QW:AJT:MTF:LVT:JED

  
Diane O'Quinn Williams, Director  
Miami-Dade County Department of  
Planning and Zoning



## MEMORANDUM



TO: Diane O' Quinn-Williams, Director  
Department of Planning and Zoning

DATE: May 14, 2004

**RECEIVED**  
MAY 26 2004

SUBJECT: C-14 #Z2004000129  
Dean Colson & Henry Quintana  
S/O SW 288<sup>th</sup> Street & W/O SW 187<sup>th</sup>  
Avenue  
DBC from AU to EU-S  
(AU) (5 Ac.)  
02-57-38

MIAMI-DADE COUNTY  
DIRECTOR'S OFFICE  
DEPT. OF PLANNING & ZONING  
*Alyce M. Robertson*  
FROM: Alyce M. Robertson, Assistant Director  
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Water Supply:

The closest public water main is located approximately 500 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public water; therefore DERM shall require connection to the public water supply system.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

Sewer Service:

Sanitary sewers are presently approximately 4,700 feet from this site, however, DERM has no objection to low intensity development served by interim septic tanks provided that the proposed lots are connected to the public water supply system, and that the maximum sewage loading allowed by the Code is not exceeded. Based on available information, the proposed use served with septic tanks would not exceed the maximum allowable sewage loading for the subject site.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year storm event with full on-site retention of the 25-year/3 day storm. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

The property is located within a Brownfield area; therefore, an environmental assessment may be required prior to the approval of any drainage system.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

There are no tree resources issues on this property. However, please be advised that this property is adjacent to a Natural Forest Community (NFC) pine rockland. This NFC will be maintained by the use of periodic ecological prescribed burning. This management technique reduces the wildfire threat and is beneficial to wildlife and the rare plant species harbored by this plant community. Such burning is generally performed once every three years. The subject property lies within the potential smoke dispersion corridor of this pineland. Consequently, the subject property may be affected by the periodic smoke events from the prescribed burns or unexpected wildfires.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval to that effect as required by the Code.

cc: Lynne Talleda, Zoning Evaluation- P&Z  
Ron Connally, Zoning Hearings- P&Z  
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: DEAN COLSON & HENRY QUINTANA

This Department has no objections to this application.

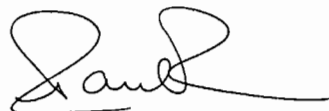
This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency(\*) criteria for an Initial Development Order. It will generate 6 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9932	SW 288 St. w/o US-1	D	D
9212	Krome Ave. n/o SW 288 St.	A	A
9936	SW 296 St. w/o US-1	B	B

The request herein constitutes an Initial Development Order only and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(\*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.



Raul A Pino, P.L.S.

07-JUN-05



# **Miami-Dade County Public Schools**

*giving our students the world*

**Superintendent of Schools**  
*Rudolph F. Crew, Ed.D.*

**Ana Rijo-Conde, AICP, Facilities Planning Officer**  
*Facilities Planning*

November 30, 2004

**Miami-Dade County School Board**

*Frank J. Bolaños, Chair*  
*Dr. Robert B. Ingram, Vice Chair*  
*Agustin J. Barrera*  
*Evelyn Langlieb Greer*  
*Perla Tabares Hantman*  
*Dr. Martin Karp*  
*Ana Rivas Logan*  
*Dr. Marta Pérez*  
*Dr. Solomon C. Stinson*

Ms. Maria Teresa-Fojo, Division Chief  
Miami-Dade County  
Department of Planning and Zoning  
Zoning Evaluation Section  
111 NW 1 Street, Suite 1110  
Miami, Florida 33128

**Re: Dean Colson and Henry Quintana - Application No. 04-129 (CC14)**  
**South of SW 288 Street and West of SW 187 Avenue**  
**Updated**

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the updated School District's review analysis of potential impact generated by the above referenced application. Please note that all of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Redondo Elementary School, Homestead Middle School and South Dade Senior High School currently operating at 141%, 141% and 131% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Redondo Elementary School to 142% (please see enclosed analysis).

Pursuant to the Interlocal, the District met with the applicant on July 9, 2004, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. The applicant advised that he is unable to proffer any additional mitigation other than the applicable impact fees as required by the Educational Facilities Impact Fee Ordinance.

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Ms. Maria Teresa-Fojo  
November 30, 2004  
Page Two

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

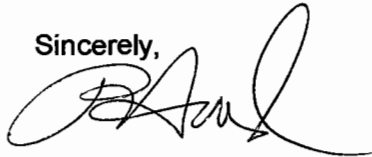
New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 8-unit development is estimated to generate approximately \$19,584 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good  
Coordinator III

PG:am  
L-0448  
Attachment

cc: Ms. Ana Rijo-Conde  
Mr. Fernando Albueme  
Mr. Michael A. Levine  
Mr. Ivan M. Rodriguez  
Ms. Vivian Villaamil  
Mr. Jeffrey M. Flanagan

**Updated  
SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** No. 04-129, Dean Colson and Henry Quintana (CC14)

**REQUEST:** Zone change from AU to EU-S

**ACRES:** 5 acres

**MSA/Multiplier:** 7.3/.70

**LOCATION:** South of SW 288 Street and West of SW 187 Avenue

**UNITS:** 7 additional single-family units (1 unit currently permitted under existing zoning classification, for a total of 8 units)

**ESTIMATED  
STUDENT  
POPULATION:** 4 students \*

**ELEMENTARY:** 2

**MIDDLE:** 1

**SENIOR:** 1

**SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** Redondo Elementary - 18480 SW 304 St.

**MIDDLE:** Homestead Middle - 650 NW 2 Ave.

**SENIOR HIGH:** South Dade Senior - 28401 SW 167 Ave.

All schools are located in Access Center 6

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.



The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2003:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Redondo Elem.	719/ 723*	510	141%/ 142%*	0	141%/ 142%*
Homestead Middle	1311/ 1312*	871	151%/ 151%*	59	141%/ 141%*
South Dade Sr.	2716/ 2717*	1701	160%/ 160%*	380	131%/ 131%*

\*increased student population as a result of the proposed development

Note:

- 1) The cumulative effect of other approved or proposed developments in the vicinity is not included as part of this analysis, however it is provided as an attachment in this package.
- 2) Figures above reflect the impact of the class size amendment.
- 3) Pursuant to the Interlocal Agreement, all of the facilities impacted by the proposed development meet the review threshold.

#### PLANNED RELIEF SCHOOLS IN THE AREA (information as of November 2004):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "SS1" (Redland, Campbell Drive and Homestead Middle School Relief) (1604 student stations)	Design	December 2006
State School "CCC1" (South Dade Sr. High School Replacement) (1523 additional student stations)	Design	January 2008
State School "TTT" (South Dade, Homestead and Southridge Sr. High School Relief) (3647 student stations)	Planning	2009

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$29,165.

**CAPITAL COSTS:** Based on the State's November-2004 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	2 x \$ 13,452	= \$ 26,904
MIDDLE	1 x \$ 15,423	= \$ 15,423
SENIOR	1 x \$ 20,409	= \$ 20,409
Total Potential Capital Cost		\$ 62,736

\* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

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	Applicant Name & Number	Location Address	Units/Students	Schools	Board District(s)/ Region(s)	Community Council/ Date	Approved/ Denied/ Comments
1	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave.	144 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	7/6 7/6 9/6	CC14 1/28/03	APPROVED
2	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	9/6 7/6 9/6	CC14 10/10/01	APPROVED
3	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	7/6 7/6 7/6	CC14 10/16/02 2/25/03	APPROVED
4	ADE INVESTMENT PROPERTIES, INC. #03-181	SEC of SW 292 St. and SW 180 Ave.	5 Units/ 3 Students	AVOCADO ELEM-1 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 10/28/03	APPROVED
5	OSCAR & MARIA VILLEGAS #03-078	SEC of SW 192 Ave. and SW 316 St.	17 Units/ 11 Students	W HOMESTEAD ELEM-5 HOMESTEAD MID-3 SOUTH DADE SR-3	9/6 9/6 7/6	CC14 10/28/03	DENIED
6	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	7/6 7/6 9/6	CC14 11/20/01	APPROVED
7	FRV DEVELOPMENT #03-150	N of SW 184 St. E of SW 109 Ave.	50 Units/ 33 Students	PINE LAKE ELEM-15 RICHMOND HGTS. MID-8 SOUTHRIDGE SR-10	9/7 7/6 9/6	CC14 5/13/0	APPROVED
8	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/17/02	APPROVED
9	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	17 Units/ 3 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	9/6 7/6 9/6	CC14 12/17/02	APPROVED
10	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	9/6 7/6 7/6	CC14 12/19/01	APPROVED
11	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	7/6 7/6 9/6	CC14 2/06/01	APPROVED
12	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 2/21/01	APPROVED
13	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	7/6 7/6 7/6	CC14 2/25/03 9/30/03	APPROVED
14	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 3/06/02	APPROVED
15	VICTOR F. SEIJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	7/6 7/6 7/6	CC14 4/25/01	APPROVED

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16	ARGUS INVESTMENT GROUP, INC. #02-284	NEC of SW 297 St. and SW 170 Ave.	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 5/29/03	APPROVED
17	ROBERT CARTER, TRUSTEE, ET AL #02-303	SWC of SW 164 Ave. and SW 288 St.	21 Units/ 14 Students	LEISURE CITY ELEMID-6/4 SOUTH DADE SR-4	9/6 7/6	CC14 12/18/03	APPROVED
18	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	9/6 7/6 9/6	CC14 5/30/01 10/11/01	DENIED REVISED & APPROVED
19	THERESA LAVONNE DONALDSON #03-043	SEC of SW 306 St. & SW 193 Ave.	27 Units/ 18 Students	REDLAND ELEM-8 HOMESTEAD MID-5 SOUTH DADE SR-5	7/6 9/6 7/6	CC14 6/26/03	DENIED
20	ZAMORA CORP. #01-083	N of SW 203 St. btwn SW 125 Ave. and SW 127 Ave.	2 Units/ 1 Students	CARIBBEAN ELEM-1 MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 7/24/01 3/25/03	APPROVED
21	BCG PARTNERS, LLC #02-368 #03-316	SEC of SW 192 Ave. and SW 304 St.	35 Units/ 25 Students	REDONDO ELEM-12 HOMESTEAD MID-6 SOUTH DADE SR-7	9/6 9/6 7/6	CC14 9/11/03 Def. 12/16/04	PENDING
22	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	9/6 7/6 9/6	CC14 9/25/02	APPROVED
23	PALMA FAMILY TRUST, ET AL #03-209	S of SW 208 St. and btwn SW 132 and 134 Ave.	49 Units/ 32 Students	CARIBBEAN ELEM-15 MAYS MID-8 SOUTHRIDGE SR-9	9/6 7/6 9/6	CC14 1/14/04	APPROVED
24	PALMA FAMILY TRUST, ET AL #03-209b	S of SW 208 St. and btwn SW 132 and 134 Ave.	56 Units/ 44 Students	CARIBBEAN ELEM-20 MAYS MID-11 SOUTHRIDGE SR-13	9/6 7/6 9/6	CC14 9/7/04	APPROVED
25	U-HAUL COMPANY OF FL #03-207	NWC of SW 137 Ave. and SW 169 St.	37 Units/ 21 Students	REDLAND ELEM-10 REDLAND MID-5 SOUTH DADE SR-6	7/6 7/6 7/6	CC14 2/11/04	APPROVED
26	ESTATES OF BISCAYNE, INC. #03-222	NWC of SW 288 St. and 172 Ave.	35 Units/ 23 Students	AVOCADO ELEM-10 HOMESTEAD MID-6 SOUTH DADE SR-7	7/6 9/6 7/6	CC14 Def. -12/16/04	PENDING
27	CARDAN OF SOUTH DADE, LLC #03-300	W of SW 194 Ave. and S of SW 304 St.	27 Units/ 19 Students	REDONDO ELEM-9 HOMESTEAD MID-5 SOUTH DADE SR-5	9/6 9/6 7/6	CC14 Def. -1/06/05	PENDING
28	LIVING QUARTERS USA, INC. #03-348	SWC of SW 180 St. and SW 110 Ave.	6 Units/ 3 Students	PINE LAKE ELEM-2 RICHMOND HGHTS. MID-0 SOUTHRIDGE SR-1	9/7 7/6 9/6	CC14 4/14/04	APPROVED
29	UNIVERSAL AMERICAN REALTY CORP. #03-290	SEC of SW 106 Ave. and Marlin Rd.	176 Units/ 108 Students	BEL-AIRE ELEM-50 CUTLER RIDGE MID-27 SOUTHRIDGE SR-31	9/6 9/6 9/6	CC14 4/14/04	DENIED
30	ESTATE OF ELAINE L. EICHLEAY #03-293	SWC of SW 134 Ave. and SW 176 St.	101 Units/ 66 Students	MIAMI HGHTS ELEM-30 RICHMOND HGHTS. MID-17 SOUTHRIDGE SR-19	9/6 7/6 9/6	CC14 4/14/04	APPROVED
31	INTERNATIONAL BOTANICALS LLC #03-386	12801 SW 224 St.	19 Units/ 15 Students	CARIBBEAN ELEM-7 MAYS MID-4 SOUTHRIDGE SR-4	9/6 7/6 9/6	CC14 6/15/04	APPROVED

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32	FRV DEVELOPMENT #03-366	18201 SW 109 Ave.	11 Units/ 6 Students	PINE LAKE ELEM-3 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	9/7 7/6 9/6	CC14 9/7/04	APPROVED
33	DRI INC. #04-035	NWC of NW 176 Terr. and NW 59 Ave.	249 Units/ 107 Students	S. MIAMI HGTS. ELEM-49 MAYS MID-27 SOUTHRIDGE SR-31	7/6 7/6 9/6	CC14 7/20/04	DENIED
34	PALMETTO COMMUNITY COVENANT CHURCH, INC. #04-012	N of SW 184 St. and btwn SW 109 Ave. & SW 110 Ave.	94 Units/ 42 Students	PINE LAKE ELEM-19 RICHMOND HGHTS. MID-11 SOUTHRIDGE SR-12	9/7 7/6 9/6	CC14 10/6/04	APPROVED
35	ALEX SARDINAS #04-152	E of SW 202 Ave. and S of SW 204 St.	2 Units/ 1 Student	REDLAND ELEM-1 REDLAND MID-0 SOUTH DADE SR-0	7/6 7/6 7/6	CC14 11/3/04	DENIED
36	MAYA AMERICAN COMMUNITY COUNCIL, INC. #04-164	SEC of SW 340 St. and SW 194 Ave.	24 Units/ 10 Students	FL CITY ELEM-5 HOMESTEAD MID-2 HOMESTEAD SR-3	9/6 9/6 9/6	CC14 Def. Indef.	PENDING
37	DEAN COLSON AND HENRY QUINTANA #04-129	S of SW 288 St. & W of SW 187 Ave.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/13/04	PENDING
38	SILVER GROUP 137 INC. #04-071	W of SW 139 Ave. & S of SW 164 St.	8 Units/ 5 Students	JACK GORDON ELEM-2 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	7/6 7/6 9/6	CC14	PENDING
39	MONA LISA INVESTMENTS, LLC #04-235	NWC of SW 296 St. and SW 187 Ave.	9 Units/ 6 Students	REDONDO ELEM-3 HOMESTEAD MID-2 SOUTH DADE SR-1	9/6 9/6 7/6	CC14	PENDING
40	ORANGE GROVE MANORS, INC. #04-258	30650 SW 193 Ave.	18 Units/ 13 Students	REDONDO ELEM-6 HOMESTEAD MID-3 SOUTH DADE SR-4	9/6 9/6 7/6	CC14 12/13/04	PENDING
41	F.V. CONSTRUCTION CORP. #03-162	SWC of SW 280 St. and SW 132 Ave.	54 Units/ 45 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 Def. Indef.	PENDING
42	MALCOLM B. WISEHEART, JR., ET AL #01-408	SWC of SW 198 St. and Old Cutler Rd.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 1/20/04	APPROVED
43	PROVINCIAL REALTY, INC. #02-186	SW 112 Ave. btwn SW 224 & 232 St.	250 Units/ 154 Students	PINE VILLA ELEM-71 CENTENNIAL MID-38 SOUTHRIDGE SR-45	7/6 9/6 9/6	CC15 11/17/03	APPROVED
44	ERIC AND NICOLE LEE BERRIOS #01-376	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	9/6 9/6 9/6	CC15 1/28/02	APPROVED
45	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	9/6 7/6 7/6	CC15 1/30/03	APPROVED
46	RALPH FEUERRING, ET AL #02-108	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	7/6 9/6 9/6	CC15 10/03/02	APPROVED
47	ROBERT BOREK ET AL #01-333	E and W of SW 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	7/6 7/6 9/6	CC15 10/03/02	APPROVED

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48	<b>GOULDS, LLC</b> #02-326	W of Sw 112 Ave. and S of SW 224 St.	45 Units/ 28 Students	PINE VILLA ELEM-13 MAYS MID-7 SOUTHRIDGE SR-8	7/6 7/6 9/6	CC15 10/22/03	APPROVED
49	<b>LUMSDEN OAKS</b> <b>ACQUISITION CORP.</b> #02-250	W of SW 132 Ave. and S of SW 282 St.	138 Units/ 116 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 10/22/03	APPROVED
50	<b>SPECIALTY HOUSING</b> <b>CORP.</b> #03-104	S of SW 268 St. and W of FL Turnpike	33 Units/ 22 Students	CHAPMAN ELEM-10 CENTENNIAL MID-6 HOMESTEAD SR-6	9/6 9/6 9/6	CC15 10/22/03	APPROVED

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51	<b>SVK AIRPORT LAND, LLC</b> #02-200	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-6 SOUTH DADE SR-5	7/6 7/6 7/6	CC15 11/06/02	APPROVED
52	<b>AIRBASE LANDINGS, LTD.</b> #02-030	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	9/6 9/6 9/6	CC15 11/07/02	APPROVED
53	<b>HABITAT FOR HUMANITY OF GREATER MIAMI, INC.</b> #00-188	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	9/6 7/6	CC15 11/12/02	APPROVED
54	<b>LEWIS PETERS AND FERGUSON PETERS, TRUSTEE</b> #01-088	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	9/6 9/6 9/6	CC15 11/13/01	APPROVED
55	<b>ALLAPATTAH NURSERY, LTD</b> #02-155 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
56	<b>CHARLES AND JO ELLEN CHAMBERS</b> #02-178	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	9/6 7/6 7/6	CC15 12/11/02	APPROVED
57	<b>CW2, LTD.</b> #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 12/11/02	APPROVED
58	<b>DIAZ LANDSCAPING &amp; NURSERY, INC.</b> #02-192	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
59	<b>JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT</b> #01-264	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	9/6 7/6 9/6	CC15 2/12/02	APPROVED
60	<b>BLACK CREEK BUILDERS GROUP, LLC</b> #02-335	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	7/6 7/6 9/6	CC15 2/25/03	APPROVED
61	<b>HUGO G. MORALES, TRUSTEE</b> #01-203	E of USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	9/6 7/6 7/6	CC15 3/26/02	APPROVED
62	<b>CAROLE BROCK, TRUSTEE</b> #02-279	NEC of SW 226 St. and SW 112 Ave.	45 Units/ 28 Students	PINE VILLA ELEM-15 CENTENNIAL MID-7 SOUTHRIDGE SR-6	7/6 9/6 9/6	CC15 3/27/03	APPROVED
63	<b>CARMEL INVESTMENT &amp; DEVELOPMENT INC.</b> #01-437	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	9/6 9/6 9/6	CC15 4/23/02	APPROVED
64	<b>ROBERT BOREK ET AL</b> #00-298	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	7/6 7/6 9/6	CC15 5/01/01	APPROVED \$128,400 O/A
65	<b>ALEJANDRO ZAMPIER</b> #02-076	S of Sw 260 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	9/6 7/6 7/6	CC15 6/04/02	APPROVED
66	<b>CLINTON ASSOCIATES, LTD.</b> #02-035	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	9/6 7/6 9/6	CC15 6/04/02	APPROVED

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67	FREDERICK T. PETERS MARTIAL TRUST #01-219	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 6/04/02	APPROVED
68	SODA PROPERTIES, LLC. #01-348	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 6/04/02	APPROVED
69	LAW PROPERTIES LTD. #02-244	SW of SW 133 Ave. and SW 280 St.	79 Units/ 66 Students	CHAPMAN ELEM-30 CENTENNIAL MID-17 HOMESTEAD SR-19	9/6 9/6 9/6	CC15 6/24/03	APPROVED
70	SAGA BAY DEVELOPMENT, INC. #96-549	N of SW 210 St. and E of SW 82 Ave.	126 Units/ 78 Students	WHIGHAM ELEM-42 CENTENNIAL MID-19 SOUTHRIDGE SR-17	9/6 9/6 9/6	CC15 6/24/03	APPROVED
71	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	109 Units/ 92 Students	CHAPMAN ELEM-42 CENTENNIAL MID-23 HOMESTEAD SR-27	9/6 9/6 9/6	CC15 7/24/03	APPROVED
72	SUNRISE VILLAGE MOBILE HOME PARK II #03-031	SEC of SW 147Ave. And SW 280 St.	181 Units/ 152 Students	LEISURE CITY ELEMID-70/38 HOMESTEAD SR-44	9/6 9/6	CC15 7/24/03	APPROVED
73	SVK AIRPORT LAND, LLC #02-201	NEC of SW 137 Ave. and SW 256 St.	58 Units/ 49 Students	NARANJA ELEM-23 REDLAND MID-12 SOUTH DADE SR-14	9/6 7/6 7/6	CC15 7/24/03	APPROVED
74	THE HOUSING TRUST GROUP OF FLORIDA, LLC #01-172	E of SW 87 Ave. and N of SW 216 St.	57 Units/ 35 Students	WHIGHAM ELEM-16 CENTENNIAL MID-9 SOUTHRIDGE SR-10	9/6 9/6 9/6	CC15 7/24/03	APPROVED
75	JOSE A. COSTA, JR., TRUSTEE #03-120	NEC of SW 248 St. & SW 129 Ave.	28 Units/ 17 Students	PINE VILLA ELEM-8 REDLAND MID-4 HOMESTEAD SR-5	7/6 7/6 9/6	CC15 8/21/03	APPROVED
76	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S fo Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	9/6 7/6 7/6	CC15 9/04/01	DENIED
77	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	9/6 9/6 9/6	CC15 9/04/01	DENIED
78	MARTINA BOREK ET AL. #03-018	12110 SW 248 St.	90 Units/ 76 Students	NARANJA ELEM-35 REDLAND MID-19 HOMESTEAD SR-22	9/6 7/6 9/6	CC15 9/11/03	APPROVED
79	MANUEL C. & EMILIA DIAZ, ET AL. #02-377	W of Sw 112 Ave. and S of SW 232 St.	1632 Units/ 1069 Students	PINE VILLA ELEM-492 REDLAND MID-267 HOMESTEAD SR-310	7/6 7/6 9/6	CC15 9/23/03 12/04/03	APPROVED
80	H. R. REALTY & INVESTMENTS, INC. #02-305	N of SW 232 St. and E of SW 107 Ave.	37 Units/ 23 Students	WHIGHAM ELEM-11 CENTENNIAL MID-6 SOUTHRIDGE SR-7	9/6 9/6 9/6	CC15 6/16/04	APPROVED
81	SUPERIOR DEVELOPERS CORP. #01-408	W of Old Cutler and S of SW 198 St.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 1/20/04	APPROVED
82	SUPERIOR DEVELOPERS CORP. #03-245	W of Old Cutler and N of SW 85 Ave.	1 Units/ 1 Students	VINELAND ELEM-1 PALMETTO MID-0 KILLIAN SR-0	7/5 9/5 6/5	CC15 1/20/04	APPROVED

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83	ROYALTY INVESTMENT & DEVELOPMENT GROUP, LLC #03-260	NWC of SW 260 St. and SW 137 Ave.	21 Units/ 18 Students	NARANJA ELEM-8 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 2/17/04	APPROVED
84	US1 COMMERCIAL REAL ESTATE INVESTMENT, LLC #03-269	SEC of US1 and SW 284 St.	216 Units/ 182 Students	LEISURE CITY ELEMID-84/45 HOMESTEAD SR-53	9/6 9/6	CC15 2/17/04	APPROVED
85	ALOR INVESTMENT CORP. #03-295	25520 SW 134 Ave.	17 Units/ 14 Students	NARANJA ELEM-6 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 3/16/04	APPROVED
86	E & D DEVELOPMENT, INC. #03-283	SWC of SW 132 Ave. and SW 279 St.	6 Units/ 5 Students	CHAPMAN ELEM-2 CENTENNIAL MID-1 HOMESTEAD SR-2	9/6 9/6 9/6	CC15 3/16/04	DENIED
87	GREGORY W. WOODS #03-298	18690 Old Cutler Rd.	2 Units/ 1 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-0	9/6 9/6 9/6	CC15 3/16/04	APPROVED
88	PRINCETON PARK HOMES, LLC #03-182	E of US-1 and S of Canal C-102 and S of SW 244 St.	36 Units/ 22 Students	PINE VILLA ELEM-10 REDLAND MID-6 SOUTH DADE SR-6	7/6 7/6 7/6	CC15 Def. Indef. 5/19/04	PENDING
89	GLORIA H. JEFFREY #04-017	NEC of SW 137 Ave. and SW 254 St.	19 Units/ 14 Students	NARANJA ELEM-6 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 5/19/04	APPROVED
90	DADE INVESTORS, LLC #03-385	25265 SW 134 Ave.	6 Units/ 5 Students	NARANJA ELEM-2 REDLAND MID-1 SOUTH DADE SR-2	9/6 7/6 7/6	CC15 6/16/04	APPROVED
91	SUMMERVILLE DEVELOPMENT, INC. #03-262	24751 SW 117 Ave.	35 Units/ 12 Students	PINE VILLA ELEM-6 REDLAND MID-3 HOMESTEAD SR-3	7/6 7/6 9/6	CC15 10/12/04	APPROVED
92	GOULDS LLC #04-030	11000 SW 224 St.	6 Units/ 4 Students	PINE VILLA ELEM-2 CENTENNIAL MID-1 SOUTHRIDGE SR-1	7/6 9/6 9/6	CC15 10/12/04	APPROVED
93	FL POWER & LIGHT CO. #04-068	NEC of SW 256 St. and SW 132 Ave.	59 Units/ 45 Students	NARANJA ELEM-21 REDLAND MID-11 HOMESTEAD SR-13	9/6 7/6 9/6	CC15 11/15/04	APPROVED
94	BAILES COMMON LLC #04-111	SEC of SW 228 St. and SW 115 Ave.	29 Units/ 17 Students	PINE VILLA ELEM-8 MAYS MID-4 SOUTHRIDGE SR-5	7/6 7/6 9/6	CC15 12/14/04	PENDING
95	FUTURE M. INVESTMENTS #04-284	SW Corner of SW 138 Ct. and SW 262 St.	21 Units/ 15 Students	NARANJA ELEM-7 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 2/15/05	PENDING
96	PALM TOWER, LLC. #04-131	NE Corner of SW 192 Ave. and SW 352 St.	216 Units/ 86 Students	FLORIDA CITY ELEM-41 HOMESTEAD MID-23 HOMESTEAD SR-26	9/6 9/6 9/6	CC15	PENDING
97	BLACK CREEK, LLC #04-161	S of Old Cutler Rd., W of SW 103 Ave. and E of Trimpke Ext.	240 Units/ 144 Students	PINE VILLA ELEM-66 CENTENNIAL MID-36 SOUTHRIDGE SR-42	7/6 9/6 9/6	CC15 2/15/05	PENDING

Note: There are fourteen applications that are pending which would generate 149 students.

**ZONING REPORT**  
(APPLICATIONS REVIEWED SINCE JANUARY 2001)  
CC14 AND CC15

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	913	11	924	553	66	149%
CARIBBEAN ELEM	903	101	1004	743	22	131%
CHAPMAN, W.A. ELEM	782	152	934	620	108	128%
LEISURE CITY ELEM/MID	1808	164	1972	817	49	228%
MIAMI HEIGHTS ELEM	1237	47	1284	739	152	144%
NARANJA ELEM	778	352	1130	513	138	174%
PESKOE, IRVING & BEATRICE ELEM	1138	2	1140	702	0	162%
PINE LAKE ELEM	651	39	690	647	18	104%
PINE VILLA ELEM	630	1132	1762	504	186	255%
REDLAND ELEM	1102	59	1161	702	0	165%
REDONDO ELEM	719	2	721	510	0	0%
SOUTH MIAMI HEIGHTS ELEM	753	110	863	709	62	112%
VINELAND ELEM	654	1	655	537	112	101%
WHIGHAM, DR. EDWARD L. ELEM	952	157	1109	914	0	121%
WHISPERING PINES ELEM	867	3	870	705	0	123%
<b>ELEMENTARY TOTALS</b>	<b>13687</b>	<b>2332</b>	<b>16219</b>	<b>9915</b>	<b>813</b>	<b>150%</b>
CAMPBELL DRIVE MID	1334	1	1335	1178	0	113%
CENTENNIAL MID	1116	391	1507	796	99	168%
LEISURE CITY ELEM/MID	1808	89	1897	817	49	219%
HOMESTEAD MID	1311	6	1317	871	59	142%
MAYS MID	1114	111	1225	957	40	123%
REDLAND MID	1736	513	2249	991	20	222%
RICHMOND HEIGHTS MID	1633	37	1670	1121	257	121%
<b>MIDDLE TOTALS</b>	<b>10052</b>	<b>1148</b>	<b>11200</b>	<b>6731</b>	<b>524</b>	<b>154%</b>
HOMESTEAD SR	3274	777	4051	2404	0	169%
MIAMI SOUTHRIDGE SR	3857	295	4152	2536	261	148%
SOUTH DADE SR	2716	128	2844	1701	380	137%
<b>SENIOR HIGH TOTALS</b>	<b>9847</b>	<b>1200</b>	<b>11047</b>	<b>6641</b>	<b>641</b>	<b>152%</b>

<b>TOTAL</b>	<b>33786</b>	<b>4680</b>	<b>38466</b>	<b>23287</b>	<b>2078</b>	<b>152%</b>
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# Miami-Dade County Public Schools Charter School Operations

27

## Existing Charter School

- ① Archimedean Academy, 10870 SW 113 Place, Miami, FL 33176
- ② ASPIRA Eugenio Maria de Hostos Youth Leadership, 3650 North Miami Avenue, Miami, FL 33127
- ③ ASPIRA South Youth Leadership, 14112-14 SW 288 Street, Leisure City, FL 33033
- ④ ASPIRA Youth Leadership, 13300 Memorial Highway, North Miami, FL 33161
- ⑤ Aventura Charter Elementary School, 3333 NE 188 Street, Miami, FL 33180
- ⑥ Coral Reef Montessori Academy, 10853 SW 216 Street, Miami, FL 33157
- ⑦ Doral Academy, 2450 NW 97 Avenue, Miami, FL 33172
- ⑧ Doral Academy Charter Middle School, 2601 NW 112 Avenue, Miami, FL 33172
- ⑨ Doral Academy High School, 11100 NW 27 Street, Miami, FL 33172
- ⑩ Downtown Miami Charter School, 305 NW 3 Avenue, Miami, FL 33128
- ⑪ Florida International Academy, 7630 Biscayne Boulevard, Miami, FL 33138
- ⑫ Theodore R. & Thelma A. Gibson Charter School, 3634 Grand Avenue, Miami, FL 33133
- ⑬ Keys Gate Charter School, 2000 SE 28 Avenue, Homestead, FL 33035
- ⑭ Liberty City Charter School, 8700 NW 5 Avenue, Miami, FL 33150
- ⑮ Mater Academy, 7700 NW 98 Street, Hialeah Gardens, FL 33016
- ⑯ Mater Academy Charter Middle School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
- ⑰ Mater Academy Charter High School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
- ⑱ Mater Academy East, 450 SW 4 Street, Miami, FL 33130
- ⑲ M/S Barry University Connected Learning Center, 11441 NW 2 Avenue, Miami Shores, FL 33168
- ⑳ North County Charter School, 3400 NW 135 Street, Miami, FL 33054
- ㉑ North Dade Community Charter School, 13850 NW 26 Avenue, Opa-Locka, FL 33054
- ㉒ Northeast Academy, 3400 NW 135 Street, Miami, FL 33054
- ㉓ Pinecrest Preparatory Academy, 14301 SW 42 Street, Miami, FL 33175
- ㉔ Pinecrest Preparatory Academy Charter Middle School, 14301 SW 42 Street, Miami, FL 33175
- ㉕ Rosa Parks Charter School/Florida City, 713 West Palm Drive, Florida City, FL 33034
- ㉖ Rosa Parks Community School/Overtown, 430 NW 9 Street, Miami, FL 33136
- ㉗ Ryder Elementary Charter School, 8360 NW 33 Street, Miami, FL 33122
- ㉘ Sander Wiener School of Opportunity  
Main Campus: 20000 NW 47 Court, Opa-Locka, FL 33055  
Kendall Campus: 11025 SW 84 Street, Miami, FL 33173
- ㉙ Spiral Tech Elementary Charter School, 12400 SW 72 Street, Miami, FL 33183
- ㉚ Vankara Academy Charter School, 13307-11 Alexandria Drive, Opa-Locka, FL 33054
- ㉛ Youth Co-Op, 12051 West Okeechobee Road, Hialeah Gardens, FL 33018

## Approved Contracts for 2004-2005

- ㉜ Academy of Arts & Minds, 3138 Commodore Plaza, Miami, FL 33133
- ㉝ Balere Language Academy, 10600 Caribbean Blvd., FL 33189\*
- ㉞ International Studies Charter High, 3280 South Miami Avenue, Miami, FL 33127
- ㉟ Las Palmas Charter School, 14250 SW 202 Avenue, Miami, FL 33196
- ㊱ Miami Children's Museum Charter School, 450 SW 4 Street, Miami, FL 33130 (temporary location)

## Approved Contracts for 2004-2005 (Continued)

- ㊲ Miami Community Charter School, 101 SW Redland Road, FL 33034\*
- ㊳ Pinecrest Preparatory Academy Charter High School (two locations)  
Main Campus (Kendall Greens): SW 80 Street & 150 Avenue, Miami, FL 33193 and  
Holy Cross Campus: 12425 SW 72 Street, Miami, FL 33183
- ㊴ School for Integrated Academics and Technologies (SIATech) (two locations)  
Main Campus: 3050 NW 183 Street, Miami, FL 33056, and  
Homestead Campus: 12350 SW 285 Street, Homestead, FL 33033
- ㊵ Somerset Academy, 8750 NW 21 Terr., Miami, FL 33172 and  
2601 NW 112 Avenue, Miami, FL 33172 (temporary locations for 2004-2005)  
SW 117 Avenue and 232 Street, Miami, FL 33170 (permanent location)
- ㊶ Somerset Academy Charter Middle School  
2601 NW 112 Avenue, Miami, FL 33172 and  
8750 NW 21 Terr., Miami, FL 33172 (temporary locations for 2004-2005)  
SW 117 Avenue and SW 232 Street, Miami FL 33170 (permanent)
- ㊷ Somerset Academy Charter High School, 11100 NW 27 Street, Miami, FL 33172 and  
2601 NW 112 Avenue, Miami, FL 33172 (temporary locations)  
SW 117 Avenue and SW 232 Street, Miami FL 33170 (permanent location)
- ㊸ Sweet Home Charter School, 17201 SW 103 Avenue, Miami, FL 33157 (temporary location)  
SW 190 Street and 112 Avenue, Miami, FL 33157\*

\* Locations pending final School Board approval.

## Approved Contracts for Subsequent years

- ㊹ Dr. Joseph Coats Grace Community Charter School, SW 246 Street & 112 Avenue, Miami, FL
- ㊺ Miami Shores Charter Middle/Senior High School, NW 11441 NW Second Avenue,  
Miami Shores, FL 33168
- ㊻ Summerville Charter School, SW 246 Street and 117 Avenue, Miami, FL

## Approved Applications

- ㊼ Mater Academy South Charter School, Sweetwater area
- ㊽ Mater Gardens Academy Elementary School, Hialeah Gardens area
- ㊾ Mater Gardens Academy Middle School, Hialeah Gardens area
- ㊿ Mater Springs Academy Elementary School (location to be determined)
- ㋀ Mater Springs Academy Middle School (location to be determined)
- ㋁ Miami-Dade Charter Foundation (4 sites - locations to be determined)
- ㋂ North Miami/Florida International University Charter Senior High School, NE 151 St. & Biscayne, North Miami, FL
- ㋃ Sabal Palm Charter High School, Hialeah area
- ㋄ Somerset Academy (6 sites - locations to be determined)
- ㋅ Spirit City Academy (location to be determined)
- ㋆ Sunset Academy (location to be determined)
- ㋇ The City of North Miami/Florida International University Charter School (location to be determined)



PETITION OF APPEAL FROM DECISION OF  
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD  
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY Bj

AMOUNT OF FEE \$1074.84

RECEIPT # \_\_\_\_\_

DATE HEARD: 1/12/05

BY CZAB # 14605

**RECEIVED**  
JAN 31 2005

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY Bj  
DATE RECEIVED STAMP

\*\*\*\*\*  
This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal"  
and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must  
be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 04-129

Filed in the name of (Applicant) Dean Colson & Henry Quintana

Name of Appellant, if other than applicant \_\_\_\_\_

Address/Location of APPELLANT'S property: South of 288 Street and West  
of 187 Avenue.

Application, or part of Application being Appealed (Explanation): 04-129

Appellant (name): Dean Colson & Henry Quintana

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with  
reference to the above subject matter, and in accordance with the provisions contained in  
Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board  
of County Commissioners for review of said decision. The grounds and reasons supporting the  
reversal of the ruling of the Community Zoning Appeals Board are as follows:

(State in brief and concise language)

No evidence, testimony or facts to support the decision.

Denial of the application was arbitrary.

APPELLANT MUST SIGN THIS PAGE

Date: 27 day of January, year: 2005

Signed

Jeffrey M. Flanagan, Esq.

Print Name

999 Ponce de Leon Blvd., Suite 1000

Mailing Address

Coral Gables, FL 33134

305-444-1500

Phone

305-443-8617

Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Representing

Signature

Print Name

Address

City

State

Zip

Telephone Number

Subscribed and Sworn to before me on the 27 day of January, year 2005

Jessica Espinosa  
Notary Public



Jessica Espinosa  
Commission # DD273053  
Expires: Dec. 7, 2007  
Aaron Notary  
1-800-350-5161

(stamp/seal)

Commission expires:

**APPELLANT'S AFFIDAVIT OF STANDING**  
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami-Dade

Before me the undersigned authority, personally appeared Jeffrey M. Flanagan, Esq. (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☒ 1. Participation at the hearing  
☒ 2. Original Applicant  
☐ 3. Written objections, waivers or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

**Witnesses:**

Jenica Espinosa  
Signature

Jessica Espinosa  
Print Name

[Signature]  
Signature

Davin Diaz  
Print Name

[Signature] ATIF  
Appellant's signature  
Jeffrey M. Flanagan  
Print Name

Sworn to and subscribed before me on the 27 day of JANUARY, year 2005

Appellant is personally know to me or has produced \_\_\_\_\_ as identification.

Jenica Espinosa  
Notary  
(Stamp/Seal)

Commission Expires:



**Jessica Espinosa**  
Commission # DD273053  
Expires: Dec. 7, 2007  
Aaron Notary  
1-800-350-5161



If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: MFS of South Florida, LLC

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
<u>Mark F. Shakespeare</u>	<u>50%</u>
<u>David B. Grayson</u>	<u>50%</u>
_____	_____
_____	_____
_____	_____

Date of contract: 2/22/04

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: [Signature] ATIF  
(Applicant)

Sworn to and subscribed before me this 27 day of January 2005. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

[Signature]  
(Notary Public)

My commission expires: \_\_\_\_\_



**Jessica Espinoza**  
Commission # DD27303  
Expires: Dec. 7, 2007  
Aaron Notary  
1-800-350-5161



\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

Approved: \_\_\_\_\_ Mayor

Veto: \_\_\_\_\_

Override: \_\_\_\_\_

**RESOLUTION NO. Z-8-05**

*WHEREAS*, **DEAN COLSON & HENRY QUINTANA** applied to Community Zoning Appeals Board 14 for the following:

AU to EU-S

**SUBJECT PROPERTY:** The north ½ of the parcel described as beginning 466.7' west of the Northeast corner of the NE ¼ of the SE ¼ of Section 2, Township 57 South, Range 38 East; thence west 470.1'; thence south 930'; thence east 470.1'; thence north 930' to the Point of beginning.

**LOCATION:** South of theoretical S.W. 288 Street & 466' west of theoretical S.W. 187 Avenue, Miami-Dade County, Florida, and

*WHEREAS*, a public hearing of Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

*WHEREAS*, upon due and proper consideration having been given to the matter it was the opinion of Community Zoning Appeals Board 14 that the requested district boundary change to EU-S would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and said application was denied by Resolution No. CZAB14-6-05, and

*WHEREAS*, **DEAN COLSON & HENRY QUINTANA** appealed the decision of Community Zoning Appeals Board 14 to the Board of County Commissioners for the following:

AU to EU-S

SUBJECT PROPERTY: The north ½ of the parcel described as beginning 466.7' west of the Northeast corner of the NE ¼ of the SE ¼ of Section 2, Township 57 South, Range 38 East; thence west 470.1'; thence south 930'; thence east 470.1'; thence north 930' to the Point of beginning.

LOCATION: South of theoretical S.W. 288 street & 466' west of theoretical S.W. 187 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners was advertised and held, as required by the Zoning Procedure Ordinance, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, after reviewing the record and decision of Community Zoning Appeals Board 14 and after having given an opportunity for interested parties to be heard, it is the opinion of this Board to vacate Resolution No.CZAB14-6-05 and remand the application back to Community Zoning Appeals Board 14, and

WHEREAS, a motion to vacated CZAB14-6-05 and remand the application back to Community Zoning Appeals Board 14 was offered by Commissioner Katy Sorenson, seconded by Commissioner Sally A. Heyman, and upon a poll of the members present the vote was as follows:

Bruno A. Barreiro	absent	Dennis C. Moss	aye
Dr. Barbara M. Carey-Shuler	aye	Dorrin D. Rolle	aye
Jose "Pepe" Diaz	aye	Natacha Seijas	absent
Carlos A. Gimenez	aye	Katy Sorenson	aye
Sally A. Heyman	aye	Rebecca Sosa	aye
Barbara J. Jordan	absent	Sen. Javier D. Souto	absent

Chairperson Joe A. Martinez                      aye

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Miami-Dade County, Florida, that Resolution CZAB14-6-05 is vacated and that the application is hereby remanded to Community Zoning Appeals Board 14.

BE IT FURTHER RESOLVED that Resolution No. CZAB14-6-05 is hereby null and void.


The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

***THIS RESOLUTION HAS BEEN DULY PASSED AND ADOPTED*** this 5<sup>th</sup> day of May, 2005, and shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

No. 04-12-CZ14-2

ej

HARVEY RUVIN, Clerk  
Board of County Commissioners  
Miami-Dade County, Florida

By   
Deputy Clerk

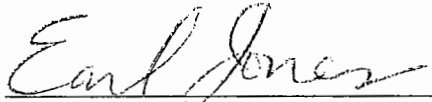
THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 20<sup>TH</sup> DAY OF MAY, 2005.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Deputy Clerk's Name, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. Z-8-05 adopted by said Board of County Commissioners at its meeting held on the 5<sup>th</sup> day of May, 2005.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this the 20<sup>th</sup> day of May, 2005.



Earl Jones, Deputy Clerk (3230)  
Miami-Dade County Department of Planning and Zoning

SEAL



**RESOLUTION NO. CZAB14-6-05**

**WHEREAS, DEAN COLSON & HENRY QUINTANA** applied for the following:

AU to EU-S

**SUBJECT PROPERTY:** The north ½ of the parcel described as beginning 466.7' west of the Northeast corner of the NE ¼ of the SE ¼ of Section 2, Township 57 South, Range 38 East; thence west 470.1'; thence south 930'; thence east 470.1'; thence north 930' to the Point of beginning.

**LOCATION:** South of theoretical S.W. 288 Street & 466' west of theoretical S.W. 187 Avenue, Miami-Dade County, Florida, and

*WHEREAS*, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

*WHEREAS*, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-S would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

*WHEREAS*, a motion to deny the application without prejudice was offered by Don Jones, seconded by Samuel L. Ballinger, and upon a poll of the members present the vote was as follows:

Samuel L. Ballinger	aye	Don Jones	aye
Dawn Lee Blakeslee	absent	Curtis Lawrence	aye
Rose L. Evans-Coleman	absent	Dr. Pat Wade	aye
Wilbur B. Bell		aye	

*NOW THEREFORE BE IT RESOLVED* by the Miami-Dade County Community Zoning Appeals Board 14, that the requested district boundary change to EU-S be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

*PASSED AND ADOPTED* this 12<sup>th</sup> day of January, 2005.

Hearing No. 04-12-CZ14-2

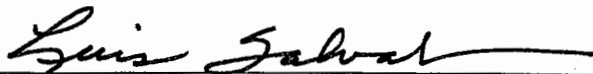
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STATE OF FLORIDA

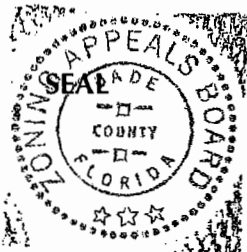
COUNTY OF MIAMI-DADE

I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and  
~~Zoning as designated by the Director of the Miami-Dade County Department of Planning and~~  
Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board  
14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution  
No. CZAB14-6-05 adopted by said Community Zoning Appeals Board at its meeting held on  
the 12<sup>th</sup> day of January 2005.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 1<sup>st</sup> day of February, 2005.



Luis Salvat, Deputy Clerk (2678)  
Miami-Dade County Department of Planning and Zoning





# MEMORANDUM

**TO:** Dianne O'Quinn Williams, Director  
Planning and Zoning Department

**DATE:** 11-AUG-04

**FROM:** Antonio Bared, Fire  
Chief

**SUBJECT:** Z2004000129

## Fire Prevention Unit:

ok ok

Development for the above Z2004000129  
located at SOUTH OF S.W. 288 STREET & 466' WEST OF S.W. 187 AVENUE, MIAMI-DADE COUNTY, FLORIDA.  
in Police Grid \_\_\_\_\_ is proposed as the following:

_____ single	dwelling units	_____ industrial	square feet
_____ multifamily	dwelling units	_____ institutional	square feet
_____ commercial	square feet	_____ nursing home	square feet

Based on this development information, estimated service impact is  
\_\_\_\_\_ alarms annually.

Planned service(s) to mitigate the impact is:

_____ Station/Unit	_____ Estimated date of opening
--------------------	---------------------------------

At this time, Miami-Dade Fire Rescue can/cannot accomodate the  
additional projected service impact.

DATE: 06/17/05

REVISION 2

# TEAM METRO

## ENFORCEMENT HISTORY

DEAN COLSON & HENRY  
QUINTANA

SOUTH OF S.W. 288 STREET & 466'  
WEST OF S.W. 187 AVENUE,  
MIAMI-DADE COUNTY, FLORIDA.

---

APPLICANT

---

ADDRESS

Z2004000129

---

HEARING NUMBER

## CURRENT ENFORCEMENT HISTORY:

6-17-05 No violations.

**DISCLOSURE OF INTEREST\***

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

MFS of South Florida, LLC

NAME OF PURCHASER: \_\_\_\_\_

NAME, ADDRESS AND OFFICE (if applicable)

Mark F. Shakespeare

Percentage of Interest

50%

David B. Grayson

50%

Date of contract: 2/22/04

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: \_\_\_\_\_

(Applicant)

ATIF

Sworn to and subscribed before me this 7 day of April, 2004. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

Jessica Espinosa  
(Notary Public)



Jessica Espinosa  
Commission # DB20005  
Expires: Dec. 7, 2006  
Aaron Notary  
1-800-350-5161

My commission expires \_\_\_\_\_

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

## DISCLOSURE OF INTEREST\*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: S.W. 288 St., LLC

NAME AND ADDRESS	Percentage of Stock
MFS of South Florida, LLC	66.667%
Mark Shakespeare 50%	
Dave Grayson 50%	
Universal Properties, Inc.	33.333%
Luis Carrillo 100%	

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [ Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: \_\_\_\_\_

NAME AND ADDRESS	Percentage of Interest

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests]

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

NAME AND ADDRESS	Percent of Ownership

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

**NAME OF PURCHASER:**NAME, ADDRESS AND OFFICE (if applicable)Percentage of Interest

\_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_

Date of contract: \_\_\_\_\_


If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: \_\_\_\_\_



(Applicant)

Sworn to and subscribed before me this 26 day of July, 2005. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.



(Notary Public)

My commission expires: \_\_\_\_\_



**Jessica Espinosa**  
 Commission # DD273053  
 Expires: Dec. 7, 2007  
 Aaron Notary  
 1-800-350-5161

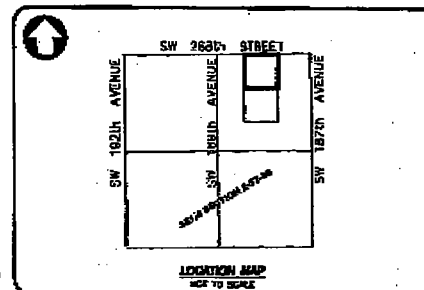
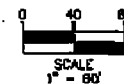
\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

REC-11  
JUL 26 2005

ZONING HEAR

MIAMI-DADE PLANNING DEPT

EY



## 5. LIMITATIONS

Since other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may be legal restrictions on this Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County. The Surveyor makes no representation as to the ownership or possession of the Subject Property by any entity or individual who may appear on public record. No acquisition or determination was made as to how the Subject Property is served by utilities. No improvements were located other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 30 feet.

#### EL CLIENT INFORMATION

This Boundary Survey was prepared at the insistence of and  
certified for:

SM. 288 ST. 11C

**SUPERVISOR'S CERTIFICATE:**

I herby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and it is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida," promulgated by the Board of the Florida Administrative Code and its implementation, Chapter 472.007 of the Florida Statutes.

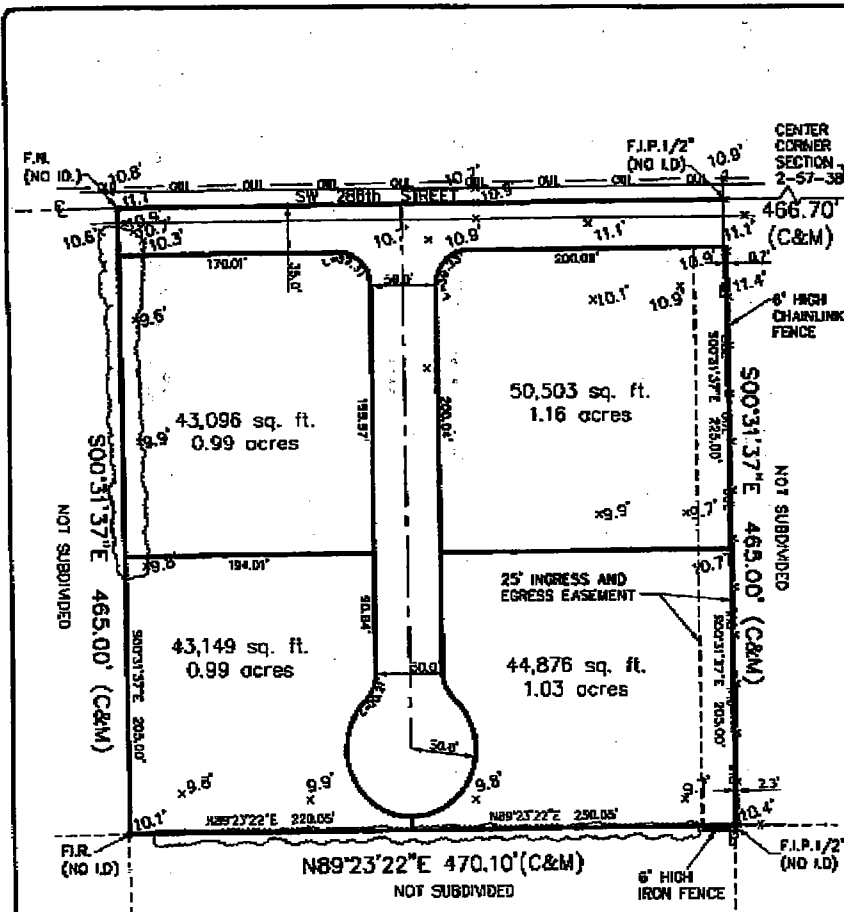
HADOME Corp., a Florida corporation  
Florida Certificate of Authorization: 00000000

By: Abraham H. Hines  
Registered Lawyer and Uppel  
State of Florida

NOTICE: Not valid without the signature of a Florida Licensed Surveyor and the Survey Maps by other than the sign without the written consent of the F.S.

**HADONNE**  
PROFESSIONAL LAND SURVEYORS AND MAPPERS  
13370 SW 19th STREET SUITE 103, MIAMI FL 33187  
Phone: 305.255.1169 Fax: 305.207.8841

DRAWN BY: AM  
 CHECKED BY: AM  
 10



## LEGEND

[illegible]**SUPERVISOR'S NOTES**

1. The date of completion of coastal field Survey was on February 14, 1977.

## 2. LEGAL DESCRIPTION

The North one half of the parcel described as Beginning 488.7 feet West of the Northeast Corner of the Northeast one quarter of the Southeast one quarter of the Section 20, Township Fifty Seven and Range Thirty Eight, Tenth West 470.1 feet; thence South 939 feet; thence East 470.1 feet; thence North 930 feet, to the portion of Beginning, here and being in Deeds County, Florida.

Containing 218,396 square feet 5.02 (Gross Area) acres more or less by calculation.

Property Address: SW. 285th Street and SW. 187th Avenue, Miami  
Florida  
File No.: 30-7802-060-0362

### 3. ACCURACY

The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed the requirement.

4. SOURCES OF DATA:

North arrow direction is based to an assumed Meridian.

Bearings as shown hereon are based upon the North property line with an assumed bearing of S 89°23'22" W, said line to be considered a well monumented line.

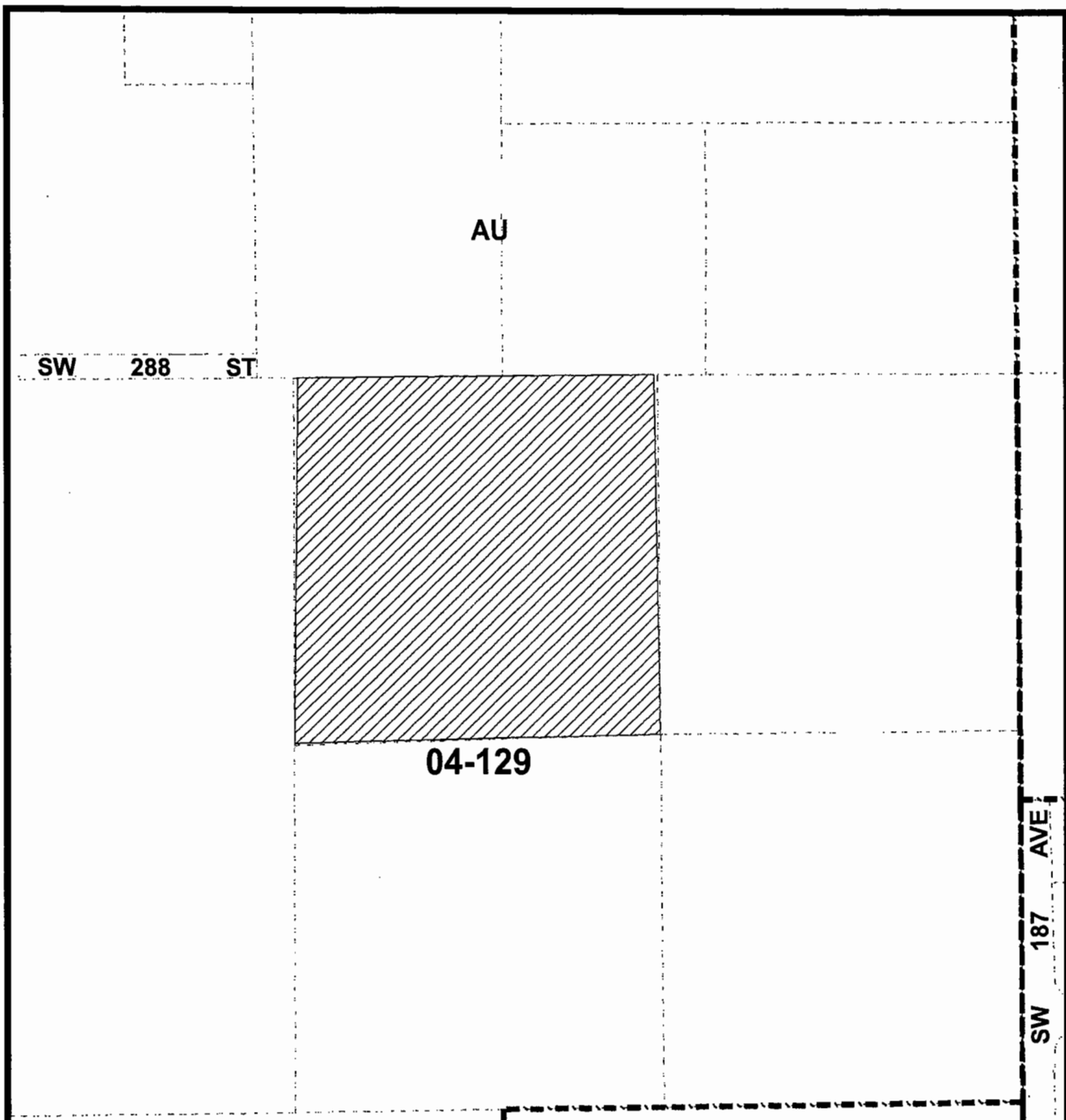
This property appears to be located in Flood Zone X, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120535, Map No. 0385, South J. Effective Date: July 17, 1985.

Legend Description furnished by client

## PROPOSED SUBDIVISION

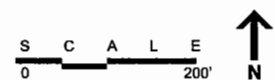
SW. 285th STREET AND SW. 187th AVENUE, MIAMI FLORIDA  
for  
SW. 280 ST., LLC.

[illegible]



**MIAMI-DADE COUNTY  
HEARING MAP**

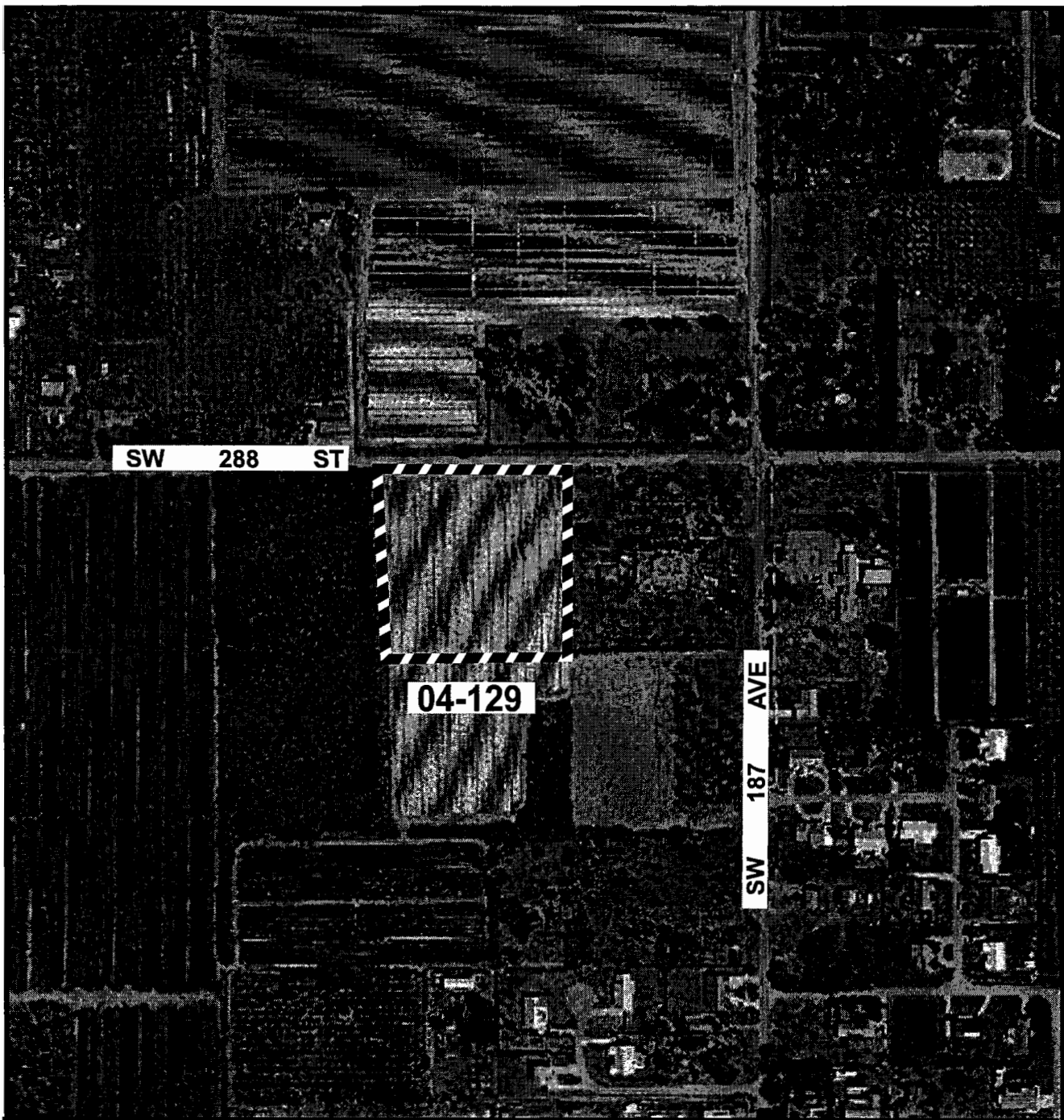
**Section:02 Township:57 Range:38  
Process Number: 04-129  
Applicant: DEAN COLSON & HENRY QUINTANA  
District Number: 08  
Zoning Board: C14  
Drafter ID: ALFREDO  
Scale: 1:200'**



 **SUBJECT PROPERTY**







**MIAMI-DADE COUNTY  
AERIAL**

**Section:02 Township:57 Range:38  
Process Number: 04-129  
Applicant: DEAN COLSON & HENRY QUINTANA  
District Number: 08  
Zoning Board: C14  
Drafter ID: ALFREDO  
Scale: NTS**

**S C A L E**  
0 NTS



**SUBJECT PROPERTY**



**1. DEAN COLSON & HENRY QUINTANA**  
**(Applicant)**

**04-12-CZ14-2 (04-129)**  
**BCC/District 8**  
**Hearing Date: 5/5/05**

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☒/ lease ☐ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If so, who are the interested parties? **MFS of South Florida LLC**

Disclosure of interest form attached? Yes ☒ No ☐

**Previous Zoning Hearings on the Property:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY  
COMMUNITY ZONING APPEALS BOARD - AREA 14  
MOTION SLIP

2

APPLICANT'S NAME: DEAN COLSON & HENRY QUINTANA

REPRESENTATIVE(S): JEFFREY FLANAGAN

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
04-12-CZ14-2 (04-129)	DECEMBER 13, 2004	CZAB14- -04

REQUEST: AU to EU-S

REC: APPROVAL

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S): _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>JAN. 12, 2005</u> <input type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input type="checkbox"/>		

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Samuel L. BALLINGER			X
MS.	S	Dawn Lee BLAKESLEE	X		
MS.		Rose L. EVANS-COLEMAN	X		
MR.		Don JONES			X
MR.	M	Curtis LAWRENCE (C.A.)	X		
DR.		Patricia WADE	X		
CHAIRMAN		Wilbur B. BELL	X		

VOTE: 5 to 0

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: RON BERNSTEIN &  
LEIGH MACDONALD

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

**APPLICANT:** Dean Colson & Henry Quintana

**PH:** Z04-129 (04-12-CZ14-2)

**SECTION:** 2-57-38

**DATE:** May 5, 2005

**COMMISSION DISTRICT:** 8

**ITEM NO.:** 1

**A. INTRODUCTION**

o **REQUEST:**

Dean Colson and Henry Quintana are appealing the decision of the Community Zoning Appeals Board #14 which denied without prejudice the following:

AU to EU-S.

o **SUMMARY OF REQUEST:**

This application is appealing the denial without prejudice of the request to change the zoning on the subject property from AU, Agricultural District, to EU-S, Estate Use Suburban.

o **LOCATION:**

South of S.W. 288 Street and 466' west of S.W. 187 Avenue, Miami-Dade County, Florida.

o **SIZE:** 5 acres.

o **IMPACT:**

The approval of the requested district boundary change will provide additional housing for the community. However, the rezoning will add to the population of the area, will bring more children into the schools, will impact water and sewer services, and will bring additional activity and noise into the area.

**B. ZONING HEARINGS HISTORY:** None.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **estate density residential**. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized.

2. Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Land Use Policy 4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Miami-Dade County, Florida (Land Use Element, page I-62).

#### **D. NEIGHBORHOOD CHARACTERISTICS:**

##### ZONING

##### LAND USE PLAN DESIGNATION

##### Subject Property:

AU; vacant

Residential, estate density, 1 to 2.5 du/a

##### Surrounding Properties:

NORTH: AU; single family residence  
and vacant

Agriculture

SOUTH: AU; vacant

Residential, estate density, 1 to 2.5 du/a

EAST: AU; County/FAU Agricultural  
Center

Residential, estate density, 1 to 2.5 du/a

WEST: AU; vacant

Residential, estate density, 1 to 2.5 du/a

The subject property is located south of S.W. 288 Street and west of S.W. 187 Avenue. The surrounding parcels to the south, west, and northeast, are vacant. The northwest parcel is developed with a single family residence. The parcel to the east is developed with an Agricultural Center which is operated by Miami-Dade County and Florida Atlantic University.

#### **E. SITE AND BUILDINGS:**

##### **Site Plan Review:**

(no site plan was submitted.)

Scale/Utilization of Site:

**Acceptable**

Location of Buildings:

**N/A**

Compatibility:

**Acceptable**

Landscape Treatment:

**N/A**

Open Space:

**N/A**

Buffering:

**N/A**

Access:

**Acceptable**

Parking Layout/Circulation:

**N/A**

Visibility/Visual Screening:

**N/A**

Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

**F. PERTINENT REQUIREMENTS/STANDARDS:**

**Section 33-311(F)**

In evaluating an application for a **district boundary change** the Board shall take into consideration, among other factors the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

**G. NEIGHBORHOOD SERVICES:**

DERM	No objection*
Public Works	Objects
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	4 Students

\*Subject to the conditions stated in their memorandum.

#### H. ANALYSIS:

On January 12, 2005, Community Zoning Appeals Board – 14 (CZAB-14) denied without prejudice this application by a vote of 5 to 0. On January 31, 2005, the applicants appealed the CZAB-14's decision. The applicants state on the appeal application that the Board's decision to deny the request to rezone the subject property to EU-S was not based on evidence, testimony or facts to support the decision. The applicants further state that the denial of the application was arbitrary. Staff notes that the CDMP states that all existing zoning and uses are consistent with the CDMP. The CZAB-14's decision to deny the application and retain the existing AU zoning on the property is consistent with the CDMP.

The applicants are seeking to rezone the property from AU, Agricultural District, to EU-S, Estate Use Suburban. The property is located south of S.W. 288 Street and 466' west of S.W. 187 Avenue, Miami-Dade County, Florida.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Public Works Department has stated that this application **does not meet traffic concurrency criteria** for an initial development order. This application will generate **11 additional PM daily peak hour vehicle trips**, which will exceed the acceptable level of service of SW 288 Street which will be operating at level of service "F" with the inclusion of these trips. Therefore, the **Public Works Department objects** to this application. **Miami-Dade Public Schools** has determined that the approval of this application would result in a student population of 2 Elementary School students, 1 Middle School student, and 1 Senior High School student, for a total of **4 additional students**. Said increase in school population would impact Redondo Elementary School, Homestead Middle School, and South Dade Senior High School which are currently operating at 141%, 141%, and 131% of FISH (Florida Inventory of School Houses) utilization, respectively. Pursuant to the Interlocal agreement, the District met with the applicants on July 9, 2004, to discuss the impact of the proposed development on public schools. The applicants advised that they are unable to proffer any additional mitigation other than the applicable impact fees as required by the Educational Facilities Impact Fee Ordinance.

This application would allow the applicants to provide additional housing for the community. The Land Use Plan (LUP) plan, which designates this site for Estate Density residential use, would permit a maximum density of 2.5 units per gross acre for a maximum of 12 residential units on this 5 acre site. EU-S requires a minimum lot area of 25,000 square feet gross which would allow the development of the subject property with a maximum of eight (8) residential units at 1.74 units per acre. Should the applicant opt to develop the property with Severable Use Rights (SURs) the minimum lot area permitted would be 20,000 square feet gross (2.18 units per acre) for a total of ten (10) units.

The subject property is zoned AU. The Urban Development Boundary abuts the property along the north property line. The south half of Section 2, Township 57 South, Range 38 East, the square mile section wherein the subject property is located, is designated by the Land Use Plan (LUP) Map for estate density residential use, which permits a density between 1.0 and 2.5 dwelling units per gross acre, and contains a blend of AU, Agricultural District, EU-M, Estate Modified District, EU-S, Estate Use Suburban, and EU-1, Single-Family One Acre

Estate District. One could argue that this application is premature due to the fact that it abuts AU zoned property on all sides. Single family residences have been developed within all of these aforementioned zoning districts. Approvals from AU to EU-S have been granted within the southeast quadrant of this square mile section, in the vicinity of and to the south of the subject property. Said approvals took place in 1991 (Z-46-91), in 1992 (Z-12-92), and in 1994 (Z-3-94). The south half of this square mile section is gradually transitioning from agricultural zoning and uses to residential zoning and uses. The Urban Development Boundary (UDB) is located immediately north of the subject property.

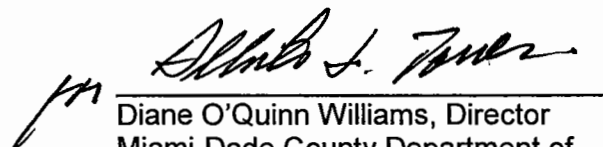
Similar applications denied by the CZAB-14 have been appealed to the Board of County Commissioners (BCC). Specifically, the BCC approved, on December 16, 2004, pursuant to Resolution Z-44-04 a zone change from AU to EU-M. In addition, on February 3, 2005, pursuant to Resolution Z-2-05, the Board approved a zone change from AU to EU-S in lieu of EU-M. Both of these applications are located in Section 11, Township 57, Range 38 and are located within one and one-quarter (1 ¼) mile to the southwest of the subject property. The BCC found sufficient grounds and reasons to merit a reversal of the CZAB-14's decision and granted the appeals. Conversely, the BCC denied a similar request to rezone a parcel of land from AU and GU to EU-M located approximately one and one-half (1 ½) miles to the east of the subject property. Resolution Z-43-04 passed and adopted on December 16, 2005, indicates that the BCC found insufficient grounds and reasons to reverse the CZAB-14's decision and denied the appeal.

The proposed EU-S zoning of the subject parcel will continue the development pattern of gradually transitioning from agricultural zoning and uses to estate residential zoning and uses, will be numerically in keeping with the LUP map's estate density designation and **compatible** with the existing zoning and development pattern of this area. Notwithstanding, as previously mentioned, the proposed development does not meet traffic concurrency criteria. As such, staff recommends denial without prejudice of the appeal and of the application or deferral.

I. **RECOMMENDATION:** Denial without prejudice of the appeal and of the application or deferral.

J. **CONDITIONS:** None.

DATE INSPECTED: 08/27/04  
DATE TYPED: 08/27/04  
DATE REVISED: 09/24/04; 12/01/04; 03/04/05; 03/14/05; 04/18/05; 04/25/05; 04/26/05  
DATE FINALIZED: 04/26/05  
DO'QW:AJT:MTF:LVT:JED

  
Diane O'Quinn Williams, Director  
Miami-Dade County Department of  
Planning and Zoning





## MEMORANDUM



TO: Diane O' Quinn-Williams, Director  
Department of Planning and Zoning

DATE: May 14, 2004

RECEIVED  
MAY 26 2004

SUBJECT: C-14 #Z2004000129  
Dean Colson & Henry Quintana  
S/O SW 288<sup>th</sup> Street & W/O SW 187<sup>th</sup>  
Avenue  
DBC from AU to EU-S  
(AU) (5 Ac.)  
02-57-38

FROM: Alyce M. Robertson, Assistant Director  
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Water Supply:

The closest public water main is located approximately 500 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public water; therefore DERM shall require connection to the public water supply system.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

Sewer Service:

Sanitary sewers are presently approximately 4,700 feet from this site, however, DERM has no objection to low intensity development served by interim septic tanks provided that the proposed lots are connected to the public water supply system, and that the maximum sewage loading allowed by the Code is not exceeded. Based on available information, the proposed use served with septic tanks would not exceed the maximum allowable sewage loading for the subject site.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year storm event with full on-site retention of the 25-year/3 day storm. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

The property is located within a Brownfield area; therefore, an environmental assessment may be required prior to the approval of any drainage system.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

There are no tree resources issues on this property. However, please be advised that this property is adjacent to a Natural Forest Community (NFC) pine rockland. This NFC will be maintained by the use of periodic ecological prescribed burning. This management technique reduces the wildfire threat and is beneficial to wildlife and the rare plant species harbored by this plant community. Such burning is generally performed once every three years. The subject property lies within the potential smoke dispersion corridor of this pineland. Consequently, the subject property may be affected by the periodic smoke events from the prescribed burns or unexpected wildfires.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval to that effect as required by the Code.

cc: Lynne Talleda, Zoning Evaluation- P&Z  
Ron Connally, Zoning Hearings- P&Z  
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: DEAN COLSON & HENRY QUINTANA

This Department objects to this application.

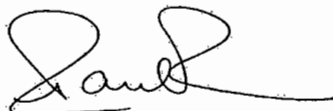
This application does not meet the traffic concurrency(\*) criteria for an Initial Development Order. It will generate 11 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips does exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9932	SW 288 St. w/o US-1	D	F
9212	Krome Ave. n/o SW 288 St.	A	A
9936	SW 296 St. w/o US-1	B	B

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(\*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.



Raul A Pino, P.L.S.

25-APR-05



# Miami-Dade County Public Schools

*giving our students the world*

**Superintendent of Schools**  
Rudolph F. Crew, Ed.D.

**Ana Rijo-Conde, AICP, Facilities Planning Officer**  
Facilities Planning

November 30, 2004

**Miami-Dade County School Board**

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Dr. Solomon C. Stinson

Ms. Maria Teresa-Fojo, Division Chief  
Miami-Dade County  
Department of Planning and Zoning  
Zoning Evaluation Section  
111 NW 1 Street, Suite 1110  
Miami, Florida 33128

**Re: Dean Colson and Henry Quintana - Application No. 04-129 (CC14)**  
**South of SW 288 Street and West of SW 187 Avenue**  
**Updated**

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the updated School District's review analysis of potential impact generated by the above referenced application. Please note that all of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Redondo Elementary School, Homestead Middle School and South Dade Senior High School currently operating at 141%, 141% and 131% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Redondo Elementary School to 142% (please see enclosed analysis).

Pursuant to the Interlocal, the District met with the applicant on July 9, 2004, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. The applicant advised that he is unable to proffer any additional mitigation other than the applicable impact fees as required by the Educational Facilities Impact Fee Ordinance.

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Ms. Maria Teresa-Fojo  
November 30, 2004  
Page Two

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

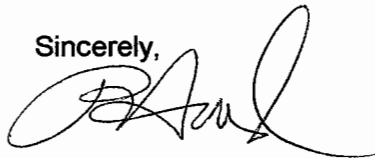
New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 8-unit development is estimated to generate approximately \$19,584 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good  
Coordinator III

PG:am  
L-0448  
Attachment

cc: Ms. Ana Rijo-Conde  
Mr. Fernando Albueme  
Mr. Michael A. Levine  
Mr. Ivan M. Rodriguez  
Ms. Vivian Villaamil  
Mr. Jeffrey M. Flanagan

**Updated  
SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** No. 04-129, Dean Colson and Henry Quintana (CC14)

**REQUEST:** Zone change from AU to EU-S

**ACRES:** 5 acres

**MSA/Multiplier:** 7.3/70

**LOCATION:** South of SW 288 Street and West of SW 187 Avenue

**UNITS:** 7 additional single-family units (1 unit currently permitted under existing zoning classification, for a total of 8 units)

**ESTIMATED  
STUDENT  
POPULATION:** 4 students \*

**ELEMENTARY:** 2

**MIDDLE:** 1

**SENIOR:** 1

**SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** Redondo Elementary - 18480 SW 304 St.

**MIDDLE:** Homestead Middle - 650 NW 2 Ave.

**SENIOR HIGH:** South Dade Senior - 28401 SW 167 Ave.

All schools are located in Access Center 6

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2003:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Redondo Elem.	719/ 723*	510	141%/ 142%*	0	141%/ 142%*
Homestead Middle	1311/ 1312*	871	151%/ 151%*	59	141%/ 141%*
South Dade Sr.	2716/ 2717*	1701	160%/ 160%*	380	131%/ 131%*

\*increased student population as a result of the proposed development

Note:

- 1) The cumulative effect of other approved or proposed developments in the vicinity is not included as part of this analysis, however it is provided as an attachment in this package.
- 2) Figures above reflect the impact of the class size amendment.
- 3) Pursuant to the Interlocal Agreement, all of the facilities impacted by the proposed development meet the review threshold.

#### PLANNED RELIEF SCHOOLS IN THE AREA (information as of November 2004):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "SS1" (Redland, Campbell Drive and Homestead Middle School Relief) (1604 student stations)	Design	December 2006
State School "CCC1" (South Dade Sr. High School Replacement) (1523 additional student stations)	Design	January 2008
State School "TTT" (South Dade, Homestead and Southridge Sr. High School Relief) (3647 student stations)	Planning	2009

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$29,165.



**CAPITAL COSTS:** Based on the State's November-2004 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	2 x	\$ 13,452	=	\$ 26,904
MIDDLE	1 x	\$ 15,423	=	\$ 15,423
SENIOR	1 x	\$ 20,409	=	\$ 20,409
Total Potential Capital Cost				\$ 62,736

\* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

**ZONING REPORT**  
(APPLICATIONS REVIEWED SINCE JANUARY 2001)  
CC14 AND CC15

	Applicant Name & Number	Location Address	Units/Students	Schools	Board District(s)/ Region(s)	Community Council/ Date	Approved/ Denied/ Comments
1	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave.	144 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	7/6 7/6 9/6	CC14 1/28/03	APPROVED
2	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	9/6 7/6 9/6	CC14 10/10/01	APPROVED
3	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	7/6 7/6 7/6	CC14 10/16/02 2/25/03	APPROVED
4	ADE INVESTMENT PROPERTIES, INC. #03-181	SEC of SW 292 St. and SW 180 Ave.	5 Units/ 3 Students	AVOCADO ELEM-1 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 10/28/03	APPROVED
5	OSCAR & MARIA VILLEGAS #03-078	SEC of SW 192 Ave. and SW 316 St.	17 Units/ 11 Students	W HOMESTEAD ELEM-5 HOMESTEAD MID-3 SOUTH DADE SR-3	9/6 9/6 7/6	CC14 10/28/03	DENIED
6	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	7/6 7/6 9/6	CC14 11/20/01	APPROVED
7	FRV DEVELOPMENT #03-150	N of SW 184 St. E of SW 109 Ave.	50 Units/ 33 Students	PINE LAKE ELEM-15 RICHMOND HGHTS. MID-8 SOUTHRIDGE SR-10	9/7 7/6 9/6	CC14 5/13/0	APPROVED
8	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/17/02	APPROVED
9	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	17 Units/ 3 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	9/6 7/6 9/6	CC14 12/17/02	APPROVED
10	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	9/6 7/6 7/6	CC14 12/19/01	APPROVED
11	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	7/6 7/6 9/6	CC14 2/06/01	APPROVED
12	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 2/21/01	APPROVED
13	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	7/6 7/6 7/6	CC14 2/25/03 9/30/03	APPROVED
14	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 3/06/02	APPROVED
15	VICTOR F. SEIJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	7/6 7/6 7/6	CC14 4/25/01	APPROVED

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**ZONING REPORT**  
(APPLICATIONS REVIEWED SINCE JANUARY 2001)  
CC14 AND CC15

16	ARGUS INVESTMENT GROUP, INC. #02-284	NEC of SW 297 St. and SW 170 Ave.	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 5/29/03	APPROVED
17	ROBERT CARTER, TRUSTEE, ET AL #02-303	SWC of SW 164 Ave. and SW 288 St.	21 Units/ 14 Students	LEISURE CITY ELEM-6/4 SOUTH DADE SR-4	9/6 7/6	CC14 12/18/03	APPROVED
18	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	9/6 7/6 9/6	CC14 5/30/01 10/11/01	DENIED REVISED & APPROVED
19	THERESA LAVONNE DONALDSON #03-043	SEC of SW 306 St. & SW 193 Ave.	27 Units/ 18 Students	REDLAND ELEM-8 HOMESTEAD MID-5 SOUTH DADE SR-5	7/6 9/6 7/6	CC14 6/26/03	DENIED
20	ZAMORA CORP. #01-083	N of SW 203 St. btwn SW 125 Ave. and SW 127 Ave.	2 Units/ 1 Students	CARIBBEAN ELEM-1 MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 7/24/01 3/25/03	APPROVED
21	BCG PARTNERS, LLC #02-368 #03-316	SEC of SW 192 Ave. and SW 304 St.	35 Units/ 25 Students	REDONDO ELEM-12 HOMESTEAD MID-6 SOUTH DADE SR-7	9/6 9/6 7/6	CC14 9/11/03 Def. 12/16/04	PENDING
22	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	9/6 7/6 9/6	CC14 9/25/02	APPROVED
23	PALMA FAMILY TRUST, ET AL #03-209	S of SW 208 St. and btwn SW 132 and 134 Ave.	49 Units/ 32 Students	CARIBBEAN ELEM-15 MAYS MID-8 SOUTHRIDGE SR-9	9/6 7/6 9/6	CC14 1/14/04	APPROVED
24	PALMA FAMILY TRUST, ET AL #03-209b	S of SW 208 St. and btwn SW 132 and 134 Ave.	56 Units/ 44 Students	CARIBBEAN ELEM-20 MAYS MID-11 SOUTHRIDGE SR-13	9/6 7/6 9/6	CC14 9/7/04	APPROVED
25	U-HAUL COMPANY OF FL #03-207	NWC of SW 137 Ave. and SW 169 St.	37 Units/ 21 Students	REDLAND ELEM-10 REDLAND MID-5 SOUTH DADE SR-6	7/6 7/6 7/6	CC14 2/11/04	APPROVED
26	ESTATES OF BISCAYNE, INC. #03-222	NWC of SW 288 St. and 172 Ave.	35 Units/ 23 Students	AVOCADO ELEM-10 HOMESTEAD MID-6 SOUTH DADE SR-7	7/6 9/6 7/6	CC14 Def. -12/16/04	PENDING
27	CARDAN OF SOUTH DADE, LLC #03-300	W of SW 194 Ave. and S of SW 304 St.	27 Units/ 19 Students	REDONDO ELEM-9 HOMESTEAD MID-5 SOUTH DADE SR-5	9/6 9/6 7/6	CC14 Def. -1/06/05	PENDING
28	LIVING QUARTERS USA, INC. #03-348	SWC of SW 180 St. and SW 110 Ave.	6 Units/ 3 Students	PINE LAKE ELEM-2 RICHMOND HGHTS. MID-0 SOUTHRIDGE SR-1	9/7 7/6 9/6	CC14 4/14/04	APPROVED
29	UNIVERSAL AMERICAN REALTY CORP. #03-290	SEC of SW 106 Ave. and Marlin Rd.	176 Units/ 108 Students	BEL-AIRE ELEM-50 CUTLER RIDGE MID-27 SOUTHRIDGE SR-31	9/6 9/6 9/6	CC14 4/14/04	DENIED
30	ESTATE OF ELAINE L. EICHLEAY #03-293	SWC of SW 134 Ave. and SW 176 St.	101 Units/ 66 Students	MIAMI HGHTS ELEM-30 RICHMOND HGHTS. MID-17 SOUTHRIDGE SR-19	9/6 7/6 9/6	CC14 4/14/04	APPROVED
31	INTERNATIONAL BOTANICALS LLC #03-386	12801 SW 224 St.	19 Units/ 15 Students	CARIBBEAN ELEM-7 MAYS MID-4 SOUTHRIDGE SR-4	9/6 7/6 9/6	CC14 6/15/04	APPROVED

**ZONING REPORT**  
(APPLICATIONS REVIEWED SINCE JANUARY 2001)  
CC14 AND CC15

32	FRV DEVELOPMENT #03-366	18201 SW 109 Ave.	11 Units/ 6 Students	PINE LAKE ELEM-3 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	9/7 7/6 9/6	CC14 9/7/04	APPROVED
33	DRI INC. #04-035	NWC of NW 176 Terr. and NW 59 Ave.	249 Units/ 107 Students	S. MIAMI HGTS. ELEM-49 MAYS MID-27 SOUTHRIDGE SR-31	7/6 7/6 9/6	CC14 7/20/04	DENIED
34	PALMETTO COMMUNITY COVENANT CHURCH, INC. #04-012	N of SW 184 St. and btwn SW 109 Ave. & SW 110 Ave.	94 Units/ 42 Students	PINE LAKE ELEM-19 RICHMOND HGHTS. MID-11 SOUTHRIDGE SR-12	9/7 7/6 9/6	CC14 10/6/04	APPROVED
35	ALEX SARDINAS #04-152	E of SW 202 Ave. and S of SW 204 St.	2 Units/ 1 Student	REDLAND ELEM-1 REDLAND MID-0 SOUTH DADE SR-0	7/6 7/6 7/6	CC14 11/3/04	DENIED
36	MAYA AMERICAN COMMUNITY COUNCIL, INC. #04-164	SEC of SW 340 St. and SW 194 Ave.	24 Units/ 10 Students	FL CITY ELEM-5 HOMESTEAD MID-2 HOMESTEAD SR-3	9/6 9/6 9/6	CC14 Def. Indef.	PENDING
37	DEAN COLSON AND HENRY QUINTANA #04-129	S of SW 288 St. & W of SW 187 Ave.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/13/04	PENDING
38	SILVER GROUP 137 INC. #04-071	W of SW 139 Ave. & S of SW 164 St.	8 Units/ 5 Students	JACK GORDON ELEM-2 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	7/6 7/6 9/6	CC14	PENDING
39	MONA LISA INVESTMENTS, LLC #04-235	NWC of SW 296 St. and SW 187 Ave.	9 Units/ 6 Students	REDONDO ELEM-3 HOMESTEAD MID-2 SOUTH DADE SR-1	9/6 9/6 7/6	CC14	PENDING
40	ORANGE GROVE MANORS, INC. #04-258	30650 SW 193 Ave.	18 Units/ 13 Students	REDONDO ELEM-6 HOMESTEAD MID-3 SOUTH DADE SR-4	9/6 9/6 7/6	CC14 12/13/04	PENDING
41	F.V. CONSTRUCTION CORP. #03-162	SWC of SW 280 St. and SW 132 Ave.	54 Units/ 45 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 Def. Indef.	PENDING
42	MALCOLM B. WISEHEART, JR., ET AL #01-408	SWC of SW 198 St. and Old Cutler Rd.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 1/20/04	APPROVED
43	PROVINCIAL REALTY, INC. #02-186	SW 112 Ave. btwn SW 224 & 232 St.	250 Units/ 154 Students	PINE VILLA ELEM-71 CENTENNIAL MID-38 SOUTHRIDGE SR-45	7/6 9/6 9/6	CC15 11/17/03	APPROVED
44	ERIC AND NICOLE LEE BERRIOS #01-376	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	9/6 9/6 9/6	CC15 1/28/02	APPROVED
45	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	9/6 7/6 7/6	CC15 1/30/03	APPROVED
46	RALPH FEUERRING, ET AL #02-108	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	7/6 9/6 9/6	CC15 10/03/02	APPROVED
47	ROBERT BOREK ET AL #01-333	E and W of SW 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	7/6 7/6 9/6	CC15 10/03/02	APPROVED

**ZONING REPORT**  
 (APPLICATIONS REVIEWED SINCE JANUARY 2001)  
 CC14 AND CC15

48	<b>GOULDS, LLC</b> #02-326	W of Sw 112 Ave. and S of SW 224 St.	45 Units/ 28 Students	PINE VILLA ELEM-13 MAYS MID-7 SOUTHRIDGE SR-8	7/6 7/6 9/6	CC15 10/22/03	APPROVED
49	<b>LUMSDEN OAKS</b> <b>ACQUISITION CORP.</b> #02-250	W of SW 132 Ave. and S of SW 282 St.	138 Units/ 116 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 10/22/03	APPROVED
50	<b>SPECIALTY HOUSING</b> <b>CORP.</b> #03-104	S of SW 268 St. and W of FL Turnpike	33 Units/ 22 Students	CHAPMAN ELEM-10 CENTENNIAL MID-6 HOMESTEAD SR-6	9/6 9/6 9/6	CC15 10/22/03	APPROVED

**ZONING REPORT**  
(APPLICATIONS REVIEWED SINCE JANUARY 2001)  
CC14 AND CC15

51	SVK AIRPORT LAND, LLC #02-200	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-6 SOUTH DADE SR-5	7/6 7/6 7/6	CC15 11/06/02	APPROVED
52	AIRBASE LANDINGS, LTD. #02-030	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	9/6 9/6 9/6	CC15 11/07/02	APPROVED
53	HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	9/6 7/6	CC15 11/12/02	APPROVED
54	LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	9/6 9/6 9/6	CC15 11/13/01	APPROVED
55	ALLAPATTAH NURSERY, LTD #02-155 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
56	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	9/6 7/6 7/6	CC15 12/11/02	APPROVED
57	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 12/11/02	APPROVED
58	DIAZ LANDSCAPING & NURSERY, INC. #02-192	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
59	JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	9/6 7/6 9/6	CC15 2/12/02	APPROVED
60	BLACK CREEK BUILDERS GROUP, LLC #02-335	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	7/6 7/6 9/6	CC15 2/25/03	APPROVED
61	HUGO G. MORALES, TRUSTEE #01-203	E of USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	9/6 7/6 7/6	CC15 3/26/02	APPROVED
62	CAROLE BROCK, TRUSTEE #02-279	NEC of SW 226 St. and SW 112 Ave.	45 Units/ 28 Students	PINE VILLA ELEM-15 CENTENNIAL MID-7 SOUTHRIDGE SR-6	7/6 9/6 9/6	CC15 3/27/03	APPROVED
63	CARMEL INVESTMENT & DEVELOPMENT INC. #01-437	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	9/6 9/6 9/6	CC15 4/23/02	APPROVED
64	ROBERT BOREK ET AL #00-298	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	7/6 7/6 9/6	CC15 5/01/01	APPROVED \$128,400 O/A
65	ALEJANDRO ZAMPIER #02-076	S of Sw 260 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	9/6 7/6 7/6	CC15 6/04/02	APPROVED
66	CLINTON ASSOCIATES, LTD. #02-035	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	9/6 7/6 9/6	CC15 6/04/02	APPROVED

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**ZONING REPORT**  
(APPLICATIONS REVIEWED SINCE JANUARY 2001)  
CC14 AND CC15

67	FREDERICK T. PETERS MARTIAL TRUST #01-219	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 6/04/02	APPROVED
68	SODA PROPERTIES, LLC. #01-348	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 6/04/02	APPROVED
69	LAW PROPERTIES LTD. #02-244	SWC of SW 133 Ave. and SW 280 St.	79 Units/ 66 Students	CHAPMAN ELEM-30 CENTENNIAL MID-17 HOMESTEAD SR-19	9/6 9/6 9/6	CC15 6/24/03	APPROVED
70	SAGA BAY DEVELOPMENT, INC. #96-549	N of SW 210 St. and E of SW 82 Ave.	126 Units/ 78 Students	WHIGHAM ELEM-42 CENTENNIAL MID-19 SOUTHRIDGE SR-17	9/6 9/6 9/6	CC15 6/24/03	APPROVED
71	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	109 Units/ 92 Students	CHAPMAN ELEM-42 CENTENNIAL MID-23 HOMESTEAD SR-27	9/6 9/6 9/6	CC15 7/24/03	APPROVED
72	SUNRISE VILLAGE MOBILE HOME PARK II #03-031	SEC of SW 147 Ave. And SW 280 St.	181 Units/ 152 Students	LEISURE CITY ELEM-70/38 HOMESTEAD SR-44	9/6 9/6	CC15 7/24/03	APPROVED
73	SVK AIRPORT LAND, LLC #02-201	NEC of SW 137 Ave. and SW 256 St.	58 Units/ 49 Students	NARANJA ELEM-23 REDLAND MID-12 SOUTH DADE SR-14	9/6 7/6 7/6	CC15 7/24/03	APPROVED
74	THE HOUSING TRUST GROUP OF FLORIDA, LLC #01-172	E of SW 87 Ave. and N of SW 216 St.	57 Units/ 35 Students	WHIGHAM ELEM-16 CENTENNIAL MID-9 SOUTHRIDGE SR-10	9/6 9/6 9/6	CC15 7/24/03	APPROVED
75	JOSE A. COSTA, JR., TRUSTEE #03-120	NEC of SW 248 St. & SW 129 Ave.	28 Units/ 17 Students	PINE VILLA ELEM-8 REDLAND MID-4 HOMESTEAD SR-5	7/6 7/6 9/6	CC15 8/21/03	APPROVED
76	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S to Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	9/6 7/6 7/6	CC15 9/04/01	DENIED
77	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	9/6 9/6 9/6	CC15 9/04/01	DENIED
78	MARTINA BOREK ET AL #03-018	12110 SW 248 St.	90 Units/ 76 Students	NARANJA ELEM-35 REDLAND MID-19 HOMESTEAD SR-22	9/6 7/6 9/6	CC15 9/11/03	APPROVED
79	MANUEL C. & EMILIA DIAZ, ET AL #02-377	W of Sw 112 Ave. and S of SW 232 St.	1632 Units/ 1069 Students	PINE VILLA ELEM-492 REDLAND MID-267 HOMESTEAD SR-310	7/6 7/6 9/6	CC15 9/23/03 12/04/03	APPROVED
80	H. R. REALTY & INVESTMENTS, INC. #02-305	N of SW 232 St. and E of SW 107 Ave.	37 Units/ 23 Students	WHIGHAM ELEM-11 CENTENNIAL MID-6 SOUTHRIDGE SR-7	9/6 9/6 9/6	CC15 6/16/04	APPROVED
81	SUPERIOR DEVELOPERS CORP. #01-408	W of Old Cutler and S of SW 198 St.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 1/20/04	APPROVED
82	SUPERIOR DEVELOPERS CORP. #03-245	W of Old Cutler and N of SW 85 Ave.	1 Units/ 1 Students	VINELAND ELEM-1 PALMETTO MID-0 KILLIAN SR-0	7/5 9/5 6/5	CC15 1/20/04	APPROVED

**ZONING REPORT**  
(APPLICATIONS REVIEWED SINCE JANUARY 2001)  
CC14 AND CC15

83	ROYALTY INVESTMENT & DEVELOPMENT GROUP, LLC #03-260	NWC of SW 260 St. and SW 137 Ave.	21 Units/ 18 Students	NARANJA ELEM-8 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 2/17/04	APPROVED
84	US1 COMMERCIAL REAL ESTATE INVESTMENT, LLC #03-269	SEC of US1 and SW 284 St.	216 Units/ 182 Students	LEISURE CITY ELEMID-84/45 HOMESTEAD SR-53	9/6 9/6	CC15 2/17/04	APPROVED
85	ALOR INVESTMENT CORP. #03-295	25520 SW 134 Ave.	17 Units/ 14 Students	NARANJA ELEM-6 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 3/16/04	APPROVED
86	E & D DEVELOPMENT, INC. #03-283	SWC of SW 132 Ave. and SW 279 St.	6 Units/ 5 Students	CHAPMAN ELEM-2 CENTENNIAL MID-1 HOMESTEAD SR-2	9/6 9/6 9/6	CC15 3/16/04	DENIED
87	GREGORY W. WOODS #03-298	18690 Old Cutler Rd.	2 Units/ 1 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-0	9/6 9/6 9/6	CC15 3/16/04	APPROVED
88	PRINCETON PARK HOMES, LLC #03-182	E of US-1 and S of Canal C-102 and S of SW 244 St.	36 Units/ 22 Students	PINE VILLA ELEM-10 REDLAND MID-6 SOUTH DADE SR-6	7/6 7/6 7/6	CC15 Def. Indef. 5/19/04	PENDING
89	GLORIA H. JEFFREY #04-017	NEC of SW 137 Ave. and SW 254 St.	19 Units/ 14 Students	NARANJA ELEM-6 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 5/19/04	APPROVED
90	DADE INVESTORS, LLC #03-385	25265 SW 134 Ave.	6 Units/ 5 Students	NARANJA ELEM-2 REDLAND MID-1 SOUTH DADE SR-2	9/6 7/6 7/6	CC15 6/16/04	APPROVED
91	SUMMERVILLE DEVELOPMENT, INC. #03-262	24751 SW 117 Ave.	35 Units/ 12 Students	PINE VILLA ELEM-6 REDLAND MID-3 HOMESTEAD SR-3	7/6 7/6 9/6	CC15 10/12/04	APPROVED
92	GOULDS LLC #04-030	11000 SW 224 St.	6 Units/ 4 Students	PINE VILLA ELEM-2 CENTENNIAL MID-1 SOUTHRIDGE SR-1	7/6 9/6 9/6	CC15 10/12/04	APPROVED
93	FL POWER & LIGHT CO. #04-068	NEC of SW 256 St. and SW 132 Ave.	59 Units/ 45 Students	NARANJA ELEM-21 REDLAND MID-11 HOMESTEAD SR-13	9/6 7/6 9/6	CC15 11/15/04	APPROVED
94	BAILES COMMON LLC #04-111	SEC of SW 228 St. and SW 115 Ave.	29 Units/ 17 Students	PINE VILLA ELEM-8 MAYS MID-4 SOUTHRIDGE SR-5	7/6 7/6 9/6	CC15 12/14/04	PENDING
95	FUTURE M. INVESTMENTS #04-284	SW Corner of SW 138 Ct. and SW 262 St.	21 Units/ 15 Students	NARANJA ELEM-7 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 2/15/05	PENDING
96	PALM TOWER, LLC. #04-131	NE Corner of SW 192 Ave. and SW 352 St.	216 Units/ 86 Students	FLORIDA CITY ELEM-41 HOMESTEAD MID-23 HOMESTEAD SR-26	9/6 9/6 9/6	CC15	PENDING
97	BLACK CREEK, LLC #04-161	S of Old Cutler Rd., W of SW 103 Ave. and E of Tmpke Ext.	240 Units/ 144 Students	PINE VILLA ELEM-66 CENTENNIAL MID-36 SOUTHRIDGE SR-42	7/6 9/6 9/6	CC15 2/15/05	PENDING

Note: There are fourteen applications that are pending which would generate 149 students.



**ZONING REPORT**  
(APPLICATIONS REVIEWED SINCE JANUARY 2001)  
CC14 AND CC15

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	913	11	924	553	66	149%
CARIBBEAN ELEM	903	101	1004	743	22	131%
CHAPMAN, W.A. ELEM	782	152	934	620	108	128%
LEISURE CITY ELEM/MID	1808	164	1972	817	49	228%
MIAMI HEIGHTS ELEM	1237	47	1284	739	152	144%
NARANJA ELEM	778	352	1130	513	138	174%
PESKOE, IRVING & BEATRICE ELEM	1138	2	1140	702	0	162%
PINE LAKE ELEM	651	39	690	647	18	104%
PINE VILLA ELEM	630	1132	1762	504	186	255%
REDLAND ELEM	1102	59	1161	702	0	165%
REDONDO ELEM	719	2	721	510	0	0%
SOUTH MIAMI HEIGHTS ELEM	753	110	863	709	62	112%
VINELAND ELEM	654	1	655	537	112	101%
WHIGHAM, DR. EDWARD L. ELEM	952	157	1109	914	0	121%
WHISPERING PINES ELEM	867	3	870	705	0	123%
<b>ELEMENTARY TOTALS</b>	<b>13687</b>	<b>2132</b>	<b>16219</b>	<b>9915</b>	<b>913</b>	<b>150%</b>
CAMPBELL DRIVE MID	1334	1	1335	1178	0	113%
CENTENNIAL MID	1116	391	1507	796	99	168%
LEISURE CITY ELEM/MID	1808	89	1897	817	49	219%
HOMESTEAD MID	1311	6	1317	871	59	142%
MAYS MID	1114	111	1225	957	40	123%
REDLAND MID	1736	513	2249	991	20	222%
RICHMOND HEIGHTS MID	1633	37	1670	1121	257	121%
<b>MIDDLE TOTALS</b>	<b>10052</b>	<b>1148</b>	<b>11200</b>	<b>8731</b>	<b>524</b>	<b>154%</b>
HOMESTEAD SR	3274	777	4051	2404	0	169%
MIAMI SOUTHRIDGE SR	3857	295	4152	2536	261	148%
SOUTH DADE SR	2716	128	2844	1701	380	137%
<b>SENIOR HIGH TOTALS</b>	<b>9847</b>	<b>1200</b>	<b>11047</b>	<b>6641</b>	<b>641</b>	<b>152%</b>
<b>TOTAL</b>	<b>33786</b>	<b>4680</b>	<b>38466</b>	<b>23287</b>	<b>2078</b>	<b>152%</b>

# Miami-Dade County Public Schools

## Charter School Operations

### Existing Charter School

- ① Archimedean Academy, 10870 SW 113 Place, Miami, FL 33176
- ② ASPIRA Eugenio Maria de Hostos Youth Leadership, 3650 North Miami Avenue, Miami, FL 33127
- ③ ASPIRA South Youth Leadership, 14112-14 SW 288 Street, Leisure City, FL 33033
- ④ ASPIRA Youth Leadership, 13300 Memorial Highway, North Miami, FL 33161
- ⑤ Aventura Charter Elementary School, 3333 NE 188 Street, Miami, FL 33180
- ⑥ Coral Reef Montessori Academy, 10853 SW 216 Street, Miami, FL 33157
- ⑦ Doral Academy, 2450 NW 97 Avenue, Miami, FL 33172
- ⑧ Doral Academy Charter Middle School, 2601 NW 112 Avenue, Miami, FL 33172
- ⑨ Doral Academy High School, 11100 NW 27 Street, Miami, FL 33172
- ⑩ Downtown Miami Charter School, 305 NW 3 Avenue, Miami, FL 33128
- ⑪ Florida International Academy, 7630 Biscayne Boulevard, Miami, FL 33138
- ⑫ Theodore R. & Thelma A. Gibson Charter School, 3634 Grand Avenue, Miami, FL 33133
- ⑬ Keys Gate Charter School, 2000 SE 28 Avenue, Homestead, FL 33035
- ⑭ Liberty City Charter School, 8700 NW 5 Avenue, Miami, FL 33150
- ⑮ Mater Academy, 7700 NW 98 Street, Hialeah Gardens, FL 33016
- ⑯ Mater Academy Charter Middle School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
- ⑰ Mater Academy Charter High School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
- ⑱ Mater Academy East, 450 SW 4 Street, Miami, FL 33130
- ⑲ M/S Barry University Connected Learning Center, 11441 NW 2 Avenue, Miami Shores, FL 33168
- ⑳ North County Charter School, 3400 NW 135 Street, Miami, FL 33054
- ㉑ North Dade Community Charter School, 13850 NW 26 Avenue, Opa-Locka, FL 33054
- ㉒ Northeast Academy, 3400 NW 135 Street, Miami, FL 33054
- ㉓ Pinecrest Preparatory Academy, 14301 SW 42 Street, Miami, FL 33175
- ㉔ Pinecrest Preparatory Academy Charter Middle School, 14301 SW 42 Street, Miami, FL 33175
- ㉕ Rosa Parks Charter School/Florida City, 713 West Palm Drive, Florida City, FL 33034
- ㉖ Rosa Parks Community School/Overtown, 430 NW 9 Street, Miami, FL 33136
- ㉗ Ryder Elementary Charter School, 8360 NW 33 Street, Miami, FL 33122
- ㉘ Sander Wiener School of Opportunity  
Main Campus: 20000 NW 47 Court, Opa-Locka, FL 33055  
Kendall Campus: 11025 SW 84 Street, Miami, FL 33173
- ㉙ Spiral Tech Elementary Charter School, 12400 SW 72 Street, Miami, FL 33183
- ㉚ Vankara Academy Charter School, 13307-11 Alexandria Drive, Opa-Locka, FL 33054
- ㉛ Youth Co-Op, 12051 West Okeechobee Road, Hialeah Gardens, FL 33018

### Approved Contracts for 2004-2005

- ㉜ Academy of Arts & Minds, 3138 Commodore Plaza, Miami, FL 33133
- ㉝ Balere Language Academy, 10600 Caribbean Blvd., FL 33189 \*
- ㉞ International Studies Charter High, 3280 South Miami Avenue, Miami, FL 33127
- ㉟ Las Palmas Charter School, 14250 SW 202 Avenue, Miami, FL 33196
- ㊱ Miami Children's Museum Charter School, 450 SW 4 Street, Miami, FL 33130 (temporary location)

### Approved Contracts for 2004-2005 (Continued)

- ㊲ Miami Community Charter School, 101 SW Redland Road, FL 33034 \*
- ㊳ Pinecrest Preparatory Academy Charter High School (two locations)  
Main Campus (Kendall Greens): SW 80 Street & 150 Avenue, Miami, FL 33193 and  
Holy Cross Campus: 12425 SW 72 Street, Miami, FL 33183
- ㊴ School for Integrated Academics and Technologies (SIATech) (two locations)  
Main Campus: 3050 NW 183 Street, Miami, FL 33056, and  
Homestead Campus: 12350 SW 285 Street, Homestead, FL 33033
- ㊵ Somerset Academy, 8750 NW 21 Terr., Miami, FL 33172 and  
2601 NW 112 Avenue, Miami, FL 33172 (temporary locations for 2004-2005)  
SW 117 Avenue and 232 Street, Miami, FL 33170 (permanent location)
- ㊶ Somerset Academy Charter Middle School  
2601 NW 112 Avenue, Miami, FL 33172 and  
8750 NW 21 Terr., Miami, FL 33172 (temporary locations for 2004-2005)  
SW 117 Avenue and SW 232 Street, Miami, FL 33170 (permanent)
- ㊷ Somerset Academy Charter High School, 11100 NW 27 Street, Miami, FL 33172 and  
2601 NW 112 Avenue, Miami, FL 33172 (temporary locations)  
SW 117 Avenue and SW 232 Street, Miami, FL 33170 (permanent location)
- ㊸ Sweet Home Charter School, 17201 SW 103 Avenue, Miami, FL 33157 (temporary location)  
SW 190 Street and 112 Avenue, Miami, FL 33157 \*

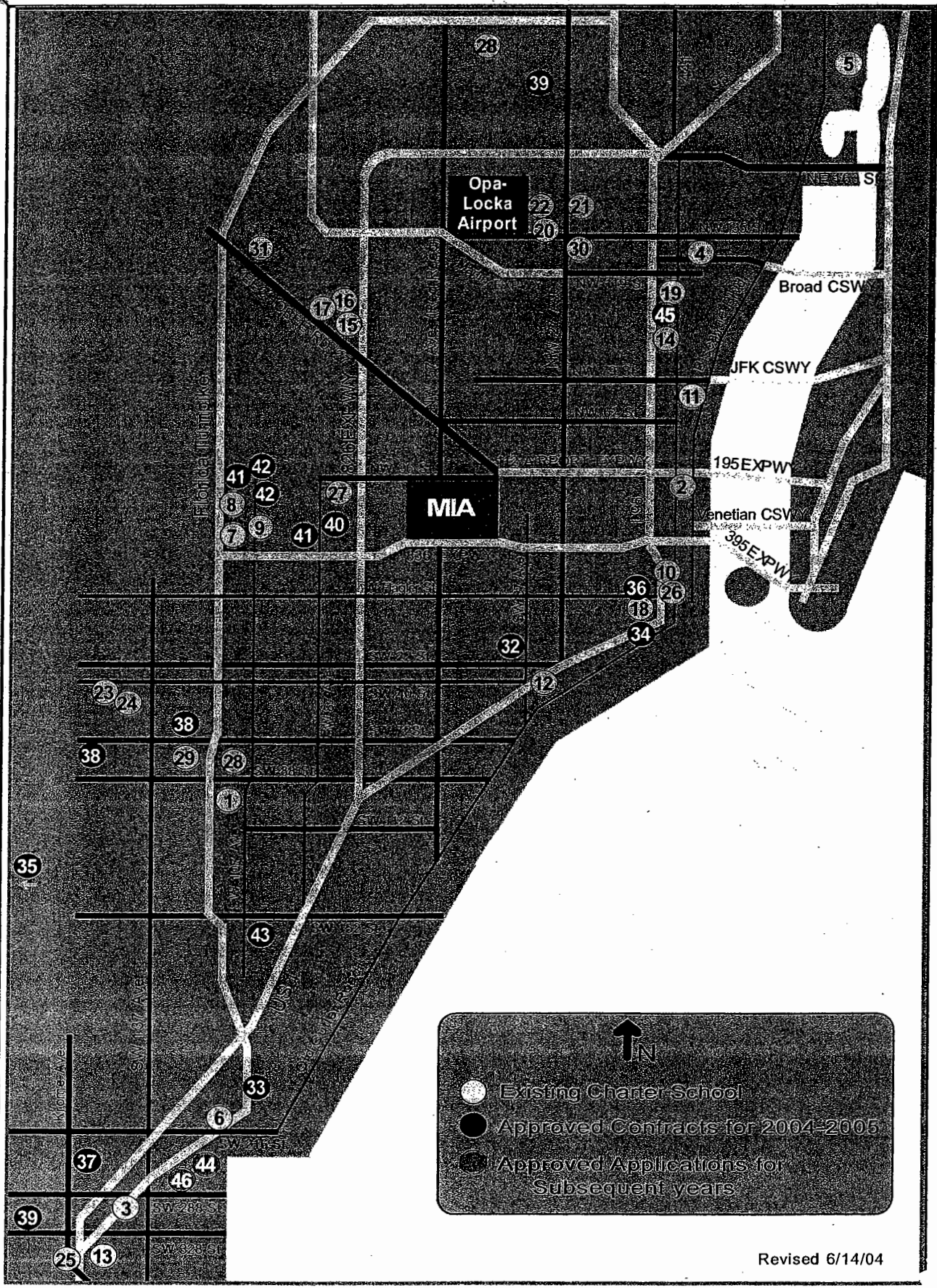
\* Locations pending final School Board approval.

### Approved Contracts for Subsequent years

- ㊹ Dr. Joseph Coats Grace Community Charter School, SW 246 Street & 112 Avenue, Miami, FL
- ㊺ Miami Shores Charter Middle/Senior High School, NW 11441 NW Second Avenue,  
Miami Shores, FL 33168
- ㊻ Summerville Charter School, SW 246 Street and 117 Avenue, Miami, FL

### Approved Applications

- ㊼ Mater Academy South Charter School, Sweetwater area
- ㊽ Mater Gardens Academy Elementary School, Hialeah Gardens area
- ㊾ Mater Gardens Academy Middle School, Hialeah Gardens area
- ㊿ Mater Springs Academy Elementary School (location to be determined)
- ㋀ Mater Springs Academy Middle School (location to be determined)
- ㋁ Miami-Dade Charter Foundation (4 sites - locations to be determined)
- ㋂ North Miami/Florida International University Charter Senior High School, NE 151 St. & Biscayne, North Miami, FL
- ㋃ Sabal Palm Charter High School, Hialeah area
- ㋄ Somerset Academy (6 sites - locations to be determined)
- ㋅ Spirit City Academy (location to be determined)
- ㋆ Sunset Academy (location to be determined)
- ㋇ The City of North Miami/Florida International University Charter School (location to be determined)



Revised 6/14/04

PETITION OF APPEAL FROM DECISION OF  
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD  
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY JB

AMOUNT OF FEE

\$1024.84

RECEIPT # \_\_\_\_\_

DATE HEARD: 1/12/05

BY CZAB # 14605

**RECEIVED**  
JAN 31 2005

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY JB  
DATE RECEIVED STAMP

\*\*\*\*\*

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 04-129

Filed in the name of (Applicant) Dean Colson & Henry Quintana

Name of Appellant, if other than applicant \_\_\_\_\_

Address/Location of APPELLANT'S property: South of 288 Street and West of 187 Avenue.

Application, or part of Application being Appealed (Explanation): 04-129

Appellant (name): Dean Colson & Henry Quintana

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:  
(State in brief and concise language)

No evidence, testimony or facts to support the decision.

Denial of the application was arbitrary.

APPELLANT MUST SIGN THIS PAGE

Date: 27 day of January, year: 2005

Signed

Jeffrey M. Flanagan, Esq.

Print Name

999 Ponce de Leon Blvd., Suite 1000

Mailing Address

Coral Gables, FL 33134

305-444-1500

Phone

305-443-8617

Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Representing

Signature

Print Name

Address

City

State

Zip

Telephone Number

Subscribed and Sworn to before me on the 27 day of January, year 2005

Jessica Espinosa  
Notary Public



Jessica Espinosa  
Commission # DD273053  
Expires: Dec. 7, 2007  
Aaron Notary  
1-800-350-5161

(stamp/seal)

Commission expires:

**APPELLANT'S AFFIDAVIT OF STANDING**  
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami-Dade

Before me the undersigned authority, personally appeared Jeffrey M. Flanagan, Esq. (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☒ 1. Participation at the hearing
- ☒ 2. Original Applicant
- ☐ 3. Written objections, waivers or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

**Witnesses:**

Jenica Espinoza  
Signature

Jessica Espinosa  
Print Name

[Signature]  
Signature

Davin Diaz  
Print Name

[Signature] ATIF  
Appellant's signature  
Jeffrey M. Flanagan  
Print Name

Sworn to and subscribed before me on the 27 day of JANUARY, year 2005

Appellant is personally know to me or has produced \_\_\_\_\_ as identification.

Jenica Espinoza  
Notary  
(Stamp/Seal)

Commission Expires:

 **Jessica Espinosa**  
Commission # DD273053  
Expires: Dec. 7, 2007  
Aaron Notary  
1-800-350-5161

[b:forms/affidapl.sam(11/03)]

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: MFS of South Florida, LLC

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
<u>Mark F. Shakespeare</u>	<u>50%</u>
<u>David B. Grayson</u>	<u>50%</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Date of contract: 2/22/04

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: [Signature] ATIF  
(Applicant)

Sworn to and subscribed before me this 27 day of February 2005. Affiant is personally know to me or has produced   as identification.

Jessica Espinoza  
(Notary Public)

My commission expires:  



Jessica Espinoza  
Commission # DD27303  
Expires: Dec. 7, 2007  
Aaron Notary  
1-800-350-5161

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



**RESOLUTION NO. CZAB14-6-05**

**WHEREAS, DEAN COLSON & HENRY QUINTANA** applied for the following:

AU to EU-S

**SUBJECT PROPERTY:** The north ½ of the parcel described as beginning 466.7' west of the Northeast corner of the NE ¼ of the SE ¼ of Section 2, Township 57 South, Range 38 East; thence west 470.1'; thence south 930'; thence east 470.1'; thence north 930' to the Point of beginning.

**LOCATION:** South of theoretical S.W. 288 Street & 466' west of theoretical S.W. 187 Avenue, Miami-Dade County, Florida, and

**WHEREAS,** a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

**WHEREAS,** upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-S would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

**WHEREAS,** a motion to deny the application without prejudice was offered by Don Jones, seconded by Samuel L. Ballinger, and upon a poll of the members present the vote was as follows:

Samuel L. Ballinger	aye	Don Jones	aye
Dawn Lee Blakeslee	absent	Curtis Lawrence	aye
Rose L. Evans-Coleman	absent	Dr. Pat Wade	aye
Wilbur B. Bell		aye	

**NOW THEREFORE BE IT RESOLVED** by the Miami-Dade County Community Zoning Appeals Board 14, that the requested district boundary change to EU-S be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

*PASSED AND ADOPTED* this 12<sup>th</sup> day of January, 2005.

Hearing No. 04-12-CZ14-2  
Is

33

**STATE OF FLORIDA**

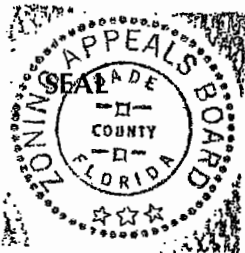
**COUNTY OF MIAMI-DADE**

I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-6-05 adopted by said Community Zoning Appeals Board at its meeting held on the 12<sup>th</sup> day of January 2005.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 1<sup>st</sup> day of February, 2005.



Luis Salvat, Deputy Clerk (2678)  
Miami-Dade County Department of Planning and Zoning



# MEMORANDUM

**TO:** Dianne O'Quinn Williams, Director  
Planning and Zoning Department

**DATE:** 11-AUG-04

**FROM:** Antonio Bared, Fire  
Chief

**SUBJECT:** Z2004000129

## Fire Prevention Unit:

ok ok

Development for the above Z2004000129  
located at SOUTH OF S.W. 288 STREET & 466' WEST OF S.W. 187 AVENUE, MIAMI-DADE COUNTY, FLORIDA.  
in Police Grid \_\_\_\_\_ is proposed as the following:

_____ single	dwelling units	_____ industrial	square feet
_____ multifamily	dwelling units	_____ institutional	square feet
_____ commercial	square feet	_____ nursing home	square feet

Based on this development information, estimated service impact is  
\_\_\_\_\_ alarms annually.

Planned service(s) to mitigate the impact is:

_____ Station/Unit	_____ Estimated date of opening
--------------------	---------------------------------

At this time, Miami-Dade Fire Rescue can/cannot accomodate the  
additional projected service impact.

DATE: 01/19/05

# TEAM METRO

## ENFORCEMENT HISTORY

DEAN COLSON & HENRY  
QUINTANA

SOUTH OF S.W. 288 STREET & 466'  
WEST OF S.W. 187 AVENUE,  
MIAMI-DADE COUNTY, FLORIDA.

---

APPLICANT

---

ADDRESS

---

Z2004000129

---

HEARING NUMBER

## CURRENT ENFORCEMENT HISTORY:

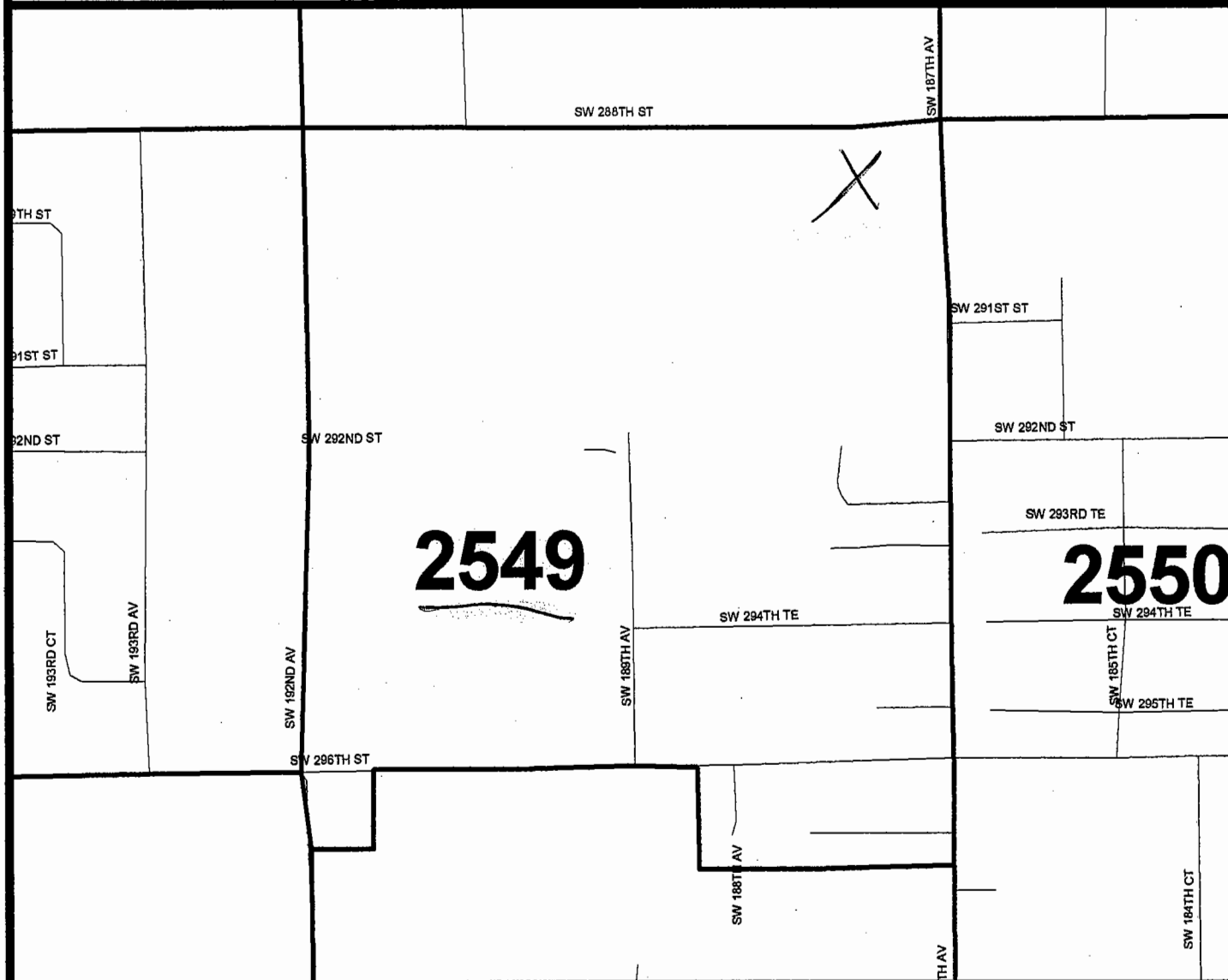
NO VIOLATIONS 1-18-05



**Miami-Dade Police Department**  
**Target Area - Police Grid(s): 2549**  
**Dean Colson & Henry Quintana; Hearing # 04-129**



C-14



Police Grids Boundaries  
 Boundary

MDPD Crime Analysis System  
May 10, 2004  
Data in this document represents  
successfully geocoded attributes.

0 0.06 0.12 Miles



# Miami-Dade Police Department

## Summarized Grid Information By Signal

### For 1/1/02 Thru 2002-12-31



Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "2549" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( "030", 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2549	13	SPECIAL INFORMATION/ASSIGNMENT	20
	14	CONDUCT INVESTIGATION	22
	15	MEET AN OFFICER	116
	17	TRAFFIC ACCIDENT	3
	18	HIT AND RUN	2
	19	TRAFFIC STOP	20
	20	TRAFFIC DETAIL	3
	22	AUTO THEFT	5
	25	BURGLAR ALARM RINGING	38
	26	BURGLARY	10
	27	LARCENY	1
	28	VANDALISM	5
	32	ASSAULT	4
	34	DISTURBANCE	13
	36	MISSING PERSON	1
	37	SUSPICIOUS VEHICLE	5
	38	SUSPICIOUS PERSON	2
	39	PRISONER	5
	43	BAKER ACT	1
	45	DEAD ON ARRIVAL	1
	54	FRAUD	2

38

# Miami-Dade Police Department

## Summarized Grid Information By Signal

### For 1/1/02 Thru 2002-12-31



Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "2549" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( "030", 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
Total Signals for Grid 2549 :			279
Total Reported: 200		Total Not Reported: 79	

**Total for All Grids : 279**



# Miami-Dade Police Department

## Summarized Grid Information By Signal

### For 1/1/03 Thru 2003-12-31



Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" ) and ( Dis.Grid in ( "2549" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( "030", 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2549	13	SPECIAL INFORMATION/ASSIGNMENT	13
	14	CONDUCT INVESTIGATION	21
	15	MEET AN OFFICER	73
	17	TRAFFIC ACCIDENT	5
	18	HIT AND RUN	1
	19	TRAFFIC STOP	16
	20	TRAFFIC DETAIL	1
	21	LOST OR STOLEN TAG	3
	22	AUTO THEFT	2
	25	BURGLAR ALARM RINGING	22
	26	BURGLARY	5
	27	LARCENY	4
	28	VANDALISM	1
	32	ASSAULT	1
	34	DISTURBANCE	3
	36	MISSING PERSON	1
	37	SUSPICIOUS VEHICLE	5
	38	SUSPICIOUS PERSON	1
	41	SICK OR INJURED PERSON	3
	44	ATTEMPTED SUICIDE	2
	54	FRAUD	1

# Miami-Dade Police Department

## Summarized Grid Information By Signal

### For 1/1/03 Thru 2003-12-31



Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" ) and ( Dis.Grid in ( "2549" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( "030", 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
Total Signals for Grid 2549 :			184
Total Reported: 130			Total Not Reported: 54

**Total for All Grids : 184**

41



Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**From 1/1/02 Thru 2002-12-31**  
**YEAR: 2002**

Crime Information Warehouse

Grid(s): 2549

Part I Crimes	Total Crimes
Grid 2549	
130A - AGGRAVATED ASSAULT	3
2200 - BURGLARY	2
230F - SHOPLIFTING FROM A MOTOR VEHICLE	2
230G - SHOPLIFTING ALL OTHERS	4
2400 - MOTOR VEHICLE THEFT	2
Grid 2549 TOTAL	13
Total Part I:	13

42



Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**From 1/1/02 Thru 2002-12-31**  
**YEAR: 2002**

Crime Information Warehouse

Grid(s): 2549

<b>PART II Crimes</b>	<b>Total Crimes</b>
<b>Grid 2549</b>	
130B - SIMPLE ASSAULT	1
<b>Grid 2549 TOTAL</b>	<b>1</b>
<b>Total PART II</b>	<b>1</b>

**Grand Total: 14**

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ( '090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000' ) and ( Ol.Reporting\_Agency\_Code = substring ( "030", 1, 3 ) ) and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ( "2549" )

43



Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**From 1/1/03 Thru 2003-12-31**  
**YEAR: 2003**

Crime Information Warehouse

Grid(s): 2549

Part I Crimes	Total Crimes
<b>Grid 2549</b>	
110A - RAPE	1
130A - AGGRAVATED ASSAULT	3
2200 - BURGLARY	3
230F - SHOPLIFTING FROM A MOTOR VEHICLE	1
230G - SHOPLIFTING ALL OTHERS	5
2400 - MOTOR VEHICLE THEFT	2
<b>Grid 2549 TOTAL</b>	<b>15</b>
<b>Total Part I :</b>	<b>15</b>

**Grand Total: 15**

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2004-01-01" and Ol.Offense.Ucr Code in ( '090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000' ) and ( Ol.Reporting\_Agency\_Code = substring ( "030", 1, 3 ) ) and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ( "2549" )

44

**DISCLOSURE OF INTEREST\***

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: MFS of South Florida, LLC

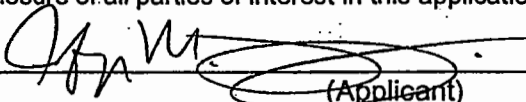
NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
<u>Mark F. Shakespeare</u>	<u>50%</u>
<u>David B. Grayson</u>	<u>50%</u>

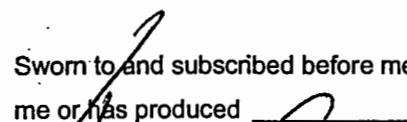
Date of contract: 2/22/04

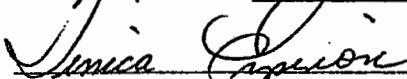
If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature:  ATIF  
(Applicant)

Sworn to and subscribed before me this 7 day of April, 2004. Affiant is personally known to me or has produced  as identification.

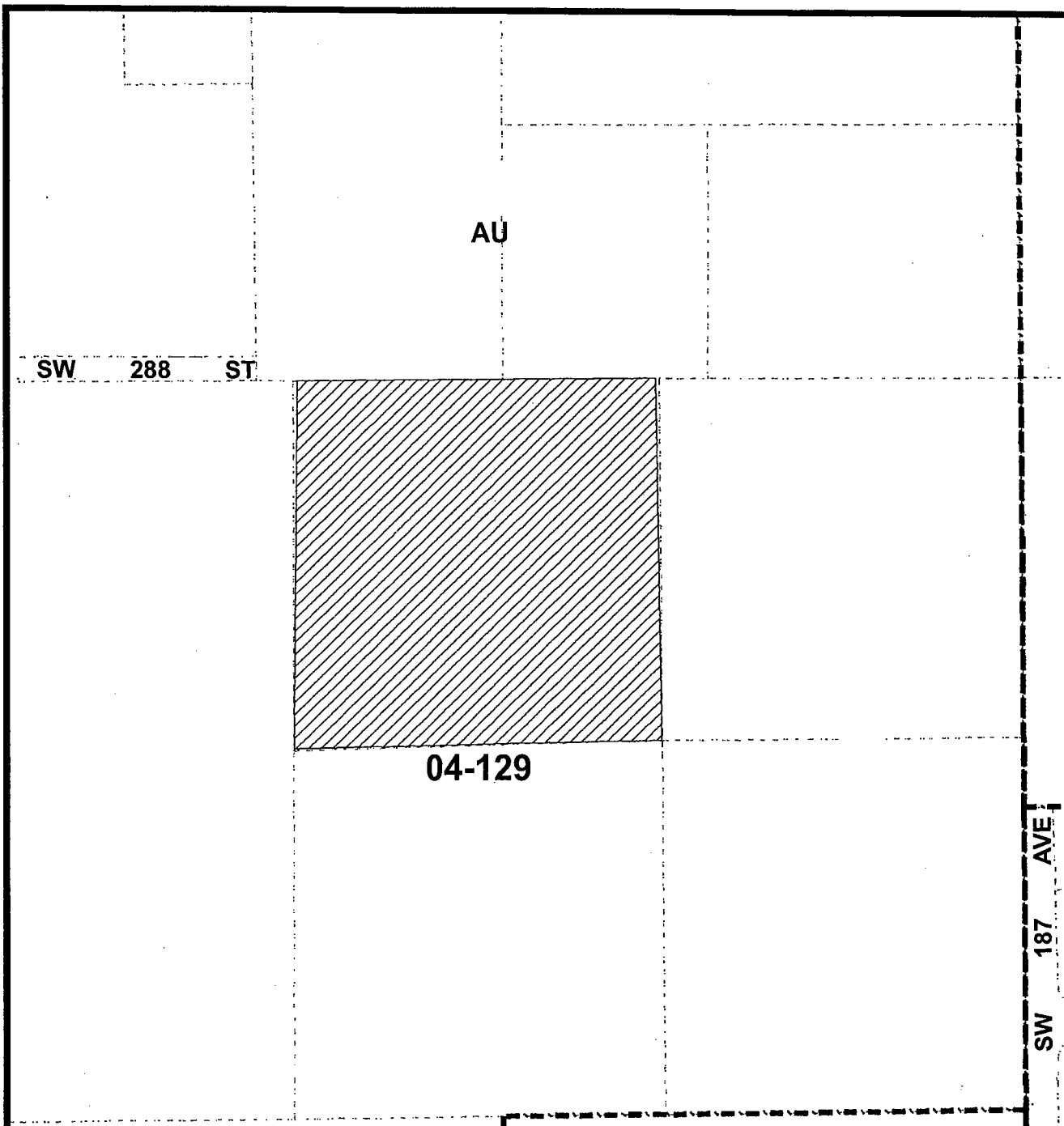
  
(Notary Public)



Jessica Espinosa  
Commission # DD00000000  
Expires Dec 7, 2006  
Aardvark Notary  
1-800-350-5161

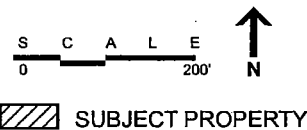
My commission expires \_\_\_\_\_

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



**MIAMI-DADE COUNTY  
HEARING MAP**

**Section:02 Township:57 Range:38  
Process Number: 04-129  
Applicant: DEAN COLSON & HENRY QUINTANA  
District Number: 08  
Zoning Board: C14  
Drafter ID: ALFREDO  
Scale: 1:200'**

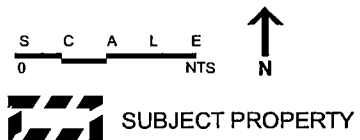






MIAMI-DADE COUNTY  
**AERIAL**

Section:02 Township:57 Range:38  
Process Number: 04-129  
Applicant: DEAN COLSON & HENRY QUINTANA  
District Number: 08  
Zoning Board: C14  
Drafter ID: ALFREDO  
Scale: NTS



**B. DEAN COLSON & HENRY QUINTANA**  
**(Applicant)**

**04-12-CZ14-2 (04-129)**  
**Area 14/District 8**  
**Hearing Date: 1/12/05**

Property Owner (if different from applicant) Same.

Is there an option to purchase ☒/ lease ☐ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If so, who are the interested parties? MFS of South Florida LLC

Disclosure of interest form attached? Yes ☒ No ☐

**Previous Zoning Hearings on the Property:**

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY  
COMMUNITY ZONING APPEALS BOARD - AREA 14  
MOTION SLIP

2

APPLICANT'S NAME: DEAN COLSON & HENRY QUINTANA

REPRESENTATIVE(S): JEFFREY FLANAGAN

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
04-12-CZ14-2 (04-129)	DECEMBER 13, 2004	CZAB14- -04

REQUEST: AU to EU-S

REC: APPROVAL

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S):	
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>JAN. 12, 2005</u>	<input type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE	
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS		
<input type="checkbox"/> APPROVE	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT	<input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS		
<input type="checkbox"/>			

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Samuel L. BALLINGER			X
MS.	S	Dawn Lee BLAKESLEE	X		
MS.		Rose L. EVANS-COLEMAN	X		
MR.		Don JONES			X
MR.	M	Curtis LAWRENCE (C.A.)	X		
DR.		Patricia WADE	X		
CHAIRMAN		Wilbur B. BELL	X		

VOTE: 5 to 0

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: RON BERNSTEIN &  
LEIGH MACDONALD

2

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO COMMUNITY COUNCIL NO. 14**

**APPLICANT:** Dean Colson & Henry Quintana

**PH:** Z04-129 (04-14-CZ14-2)

**SECTION:** 2-57-38

**DATE:** January 12, 2005

**COMMISSION DISTRICT:** 8

**ITEM NO.:** B

**A. INTRODUCTION**

o **REQUEST:**

AU to EU-S.

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the property from AU, Agricultural District, to EU-S, Estate Use Suburban.

o **LOCATION:**

South of S.W. 288 Street and 466' west of S.W. 187 Avenue, Miami-Dade County, Florida.

o **SIZE:** 5 acres.

o **IMPACT:**

The approval of the requested district boundary change will provide additional housing for the community. However, the rezoning will add to the population of the area, will bring more children into the schools, will impact water and sewer services, and will bring additional activity and noise into the area.

**B. ZONING HEARINGS HISTORY:** None.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **estate density residential**. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized.
2. Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP

map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Land Use Policy 4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Miami-Dade County, Florida (Land Use Element, page I-62).

**D. NEIGHBORHOOD CHARACTERISTICS:**

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU; vacant	Residential, estate density, 1 to 2.5 du
<u>Surrounding Properties:</u>	
NORTH: AU; single family residence and vacant	Agriculture
SOUTH: AU; vacant	Residential, estate density, 1 to 2.5 du
EAST: AU; County/FAU Agricultural Center	Residential, estate density, 1 to 2.5 du
WEST: AU; vacant	Residential, estate density, 1 to 2.5 du

The subject property is located south of S.W. 288 Street and west of S.W. 187 Avenue. The surrounding parcels to the south, west, and northeast, are vacant. The northwest parcel is developed with a single family residence. The parcel to the east is developed with an Agricultural Center which is operated by Miami-Dade County and Florida Atlantic University.

**E. SITE AND BUILDINGS:**

<b>Site Plan Review:</b>	(no site plan was submitted.)
Scale/Utilization of Site:	<b>Acceptable</b>
Location of Buildings:	<b>N/A</b>
Compatibility:	<b>Acceptable</b>
Landscape Treatment:	<b>N/A</b>
Open Space:	<b>N/A</b>
Buffering:	<b>N/A</b>
Access:	<b>Acceptable</b>
Parking Layout/Circulation:	<b>N/A</b>
Visibility/Visual Screening:	<b>N/A</b>
Energy Considerations:	<b>N/A</b>
Roof Installations:	<b>N/A</b>
Service Areas:	<b>N/A</b>
Signage:	<b>N/A</b>

Urban Design:

N/A

**F. PERTINENT REQUIREMENTS/STANDARDS:**

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

**G. NEIGHBORHOOD SERVICES:**

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	4 Students

\*Subject to the conditions stated in their memoranda.

**H. ANALYSIS:**

This application was deferred from the December 13, 2004 meeting to allow the applicant to meet with the neighbors and provide staff with a site plan. At the time of this writing, staff is not in receipt of a site plan depicting the development of the subject property.

The applicants are seeking to rezone the property from AU, Agricultural District, to EU-S, Estate Use Suburban. The property is located south of S.W. 288 Street and 466' west of S.W. 187 Avenue, Miami-Dade County, Florida.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Public Works Department has stated that this application meets traffic concurrency criteria for an initial development order. This application will generate **11 additional PM daily peak hour vehicle trips**, which will not exceed the acceptable levels of service of nearby roadways, which are at "A" and "B". The **Public Works Department** has **no objections** to this application. **Miami-Dade Public Schools** has determined that the approval of this application would result in a student population of

2 Elementary School students, 1 Middle School student, and 1 Senior High School student, for a total of **4 additional students**. Said increase in school population would impact Redondo Elementary School, Homestead Middle School, and South Dade Senior High School which are currently operating at 141%, 141%, and 131% of FISH (Florida Inventory of School Houses) utilization, respectively. Pursuant to the Interlocal agreement, the District met with the applicants on July 9, 2004, to discuss the impact of the proposed development on public schools. The applicants advised that they are unable to proffer any additional mitigation other than the applicable impact fees as required by the Educational Facilities Impact Fee Ordinance.

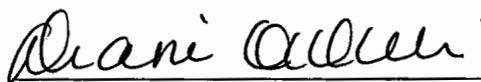
This application would allow the applicants to provide additional housing for the community. The Land Use Plan (LUP) plan, which designates this site for Estate Density residential use, would permit a maximum density of 2.5 units per gross acre for a maximum of 12 residential units on this 5 acre site. EU-S requires a minimum lot area of 25,000 square feet gross which would allow the development of the subject property to a maximum of eight (8) residential units. Should the applicant opt to develop the property with Severable Use Rights (SURs) the minimum lot area permitted would be 20,000 square feet gross.

The subject property is zoned AU. The Urban Development Boundary abuts the property along the north property line. The south half of Section 2, Township 57 South, Range 38 East, the square mile section wherein the subject property is located, is designated by the Land Use Plan (LUP) Map for estate density residential use, which permits a density of between 1.0 and 2.5 dwelling units per gross acre, and contains a blend of AU, Agricultural District, EU-M, Estate Modified District, EU-S, Estate Use Suburban, and EU-1, Single-Family One Acre Estate District. Single family residences have been developed within all of these zoning districts. Three (3) district boundary changes from AU to EU-S have been granted within the southeast quadrant of this square mile section, in the vicinity of and to the south of the subject property. Said approvals took place in 1991 (Z-46-91), in 1992 (Z-12-92), and in 1994 (Z-3-94). The south half of this square mile section is gradually transitioning from agricultural zoning and uses to residential zoning and uses. The proposed EU-S zoning of the subject parcel will continue this trend and will be both **consistent** with the LUP map's estate density designation and **compatible** with the existing zoning and development pattern of this area. Accordingly, staff recommends the approval of this application to rezone the subject property to EU-S.

I. **RECOMMENDATION:** Approval.

J. **CONDITIONS:** None.

DATE INSPECTED: 08/27/04  
DATE TYPED: 08/27/04  
DATE REVISED: 09/24/04; 12/01/04  
DATE FINALIZED: 01/05/04  
DO'QW:AJT:MTF:JED:DBM

  
Diane O'Quinn Williams, Director  
Miami-Dade County Department of  
Planning and Zoning



## MEMORANDUM



TO: Diane O' Quinn-Williams, Director  
Department of Planning and Zoning

DATE: May 14, 2004

**RECEIVED**  
MAY 26 2004

SUBJECT: C-14 #Z2004000129  
Dean Colson & Henry Quintana  
S/O SW 288<sup>th</sup> Street & W/O SW 187<sup>th</sup>  
Avenue  
DBC from AU to EU-S  
(AU) (5 Ac.)  
02-57-38

MIAMI-DADE COUNTY  
DIRECTOR'S OFFICE  
DEPT. OF PLANNING & ZONING

FROM: Alyce M. Robertson, Assistant Director  
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Water Supply:

The closest public water main is located approximately 500 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public water; therefore DERM shall require connection to the public water supply system.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

Sewer Service:

Sanitary sewers are presently approximately 4,700 feet from this site, however, DERM has no objection to low intensity development served by interim septic tanks provided that the proposed lots are connected to the public water supply system, and that the maximum sewage loading allowed by the Code is not exceeded. Based on available information, the proposed use served with septic tanks would not exceed the maximum allowable sewage loading for the subject site.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year storm event with full on-site retention of the 25-year/3 day storm. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.



The property is located within a Brownfield area; therefore, an environmental assessment may be required prior to the approval of any drainage system.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

There are no tree resources issues on this property. However, please be advised that this property is adjacent to a Natural Forest Community (NFC) pine rockland. This NFC will be maintained by the use of periodic ecological prescribed burning. This management technique reduces the wildfire threat and is beneficial to wildlife and the rare plant species harbored by this plant community. Such burning is generally performed once every three years. The subject property lies within the potential smoke dispersion corridor of this pineland. Consequently, the subject property may be affected by the periodic smoke events from the prescribed burns or unexpected wildfires.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval to that effect as required by the Code.

cc: Lynne Talleda, Zoning Evaluation- P&Z  
Ron Connally, Zoning Hearings- P&Z  
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: DEAN COLSON & HENRY QUINTANA

This Department has no objections to this application.

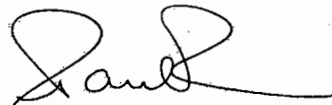
This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency(\*) criteria for an Initial Development Order. It will generate 11 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9212	Krome Ave. n/o SW 288 St.	A	A
9936	SW 296 St. w/o US-1	B	B

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(\*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.



Raul A Pino, P.L.S.

23-AUG-04



# **Miami-Dade County Public Schools**

*giving our students the world*

**Superintendent of Schools**

*Rudolph F. Crew, Ed.D.*

**Ana Rijo-Conde, AICP, Facilities Planning Officer**

*Facilities Planning*

**November 30, 2004**

**Miami-Dade County School Board**

*Frank J. Bolaños, Chair*

*Dr. Robert B. Ingram, Vice Chair*

*Agustin J. Barrera*

*Evelyn Langlieb Greer*

*Perla Tabares Hantman*

*Dr. Martin Karp*

*Ana Rivas Logan*

*Dr. Marta Pérez*

*Dr. Solomon C. Stinson*

Ms. Maria Teresa-Fojo, Division Chief  
Miami-Dade County  
Department of Planning and Zoning  
Zoning Evaluation Section  
111 NW 1 Street, Suite 1110  
Miami, Florida 33128

**Re: Dean Colson and Henry Quintana - Application No. 04-129 (CC14)**  
**South of SW 288 Street and West of SW 187 Avenue**  
**Updated**

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the updated School District's review analysis of potential impact generated by the above referenced application. Please note that all of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Redondo Elementary School, Homestead Middle School and South Dade Senior High School currently operating at 141%, 141% and 131% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Redondo Elementary School to 142% (please see enclosed analysis).

Pursuant to the Interlocal, the District met with the applicant on July 9, 2004, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. The applicant advised that he is unable to proffer any additional mitigation other than the applicable impact fees as required by the Educational Facilities Impact Fee Ordinance.

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Ms. Maria Teresa-Fojo  
November 30, 2004  
Page Two

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

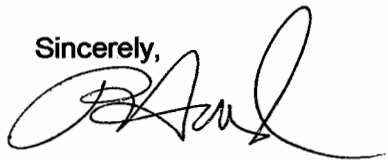
New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 8-unit development is estimated to generate approximately \$19,584 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good  
Coordinator III

PG:am  
L-0448  
Attachment

cc: Ms. Ana Rijo-Conde  
Mr. Fernando Albuerne  
Mr. Michael A. Levine  
Mr. Ivan M. Rodriguez  
Ms. Vivian Villaamil  
Mr. Jeffrey M. Flanagan

**Updated  
SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** No. 04-129, Dean Colson and Henry Quintana (CC14)

**REQUEST:** Zone change from AU to EU-S

**ACRES:** 5 acres

**MSA/Multiplier:** 7.3/.70

**LOCATION:** South of SW 288 Street and West of SW 187 Avenue

**UNITS:** 7 additional single-family units (1 unit currently permitted under existing zoning classification, for a total of 8 units)

**ESTIMATED  
STUDENT  
POPULATION:** 4 students \*

**ELEMENTARY:** 2

**MIDDLE:** 1

**SENIOR:** 1

**SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** Redondo Elementary - 18480 SW 304 St.

**MIDDLE:** Homestead Middle - 650 NW 2 Ave.

**SENIOR HIGH:** South Dade Senior - 28401 SW 167 Ave.

All schools are located in Access Center 6

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2003:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Redondo Elem.	719/ 723*	510	141%/ 142%*	0	141%/ 142%*
Homestead Middle	1311/ 1312*	871	151%/ 151%*	59	141%/ 141%*
South Dade Sr.	2716/ 2717*	1701	160%/ 160%*	380	131%/ 131%*

\*increased student population as a result of the proposed development

Note:

- 1) The cumulative effect of other approved or proposed developments in the vicinity is not included as part of this analysis, however it is provided as an attachment in this package.
- 2) Figures above reflect the impact of the class size amendment.
- 3) Pursuant to the Interlocal Agreement, all of the facilities impacted by the proposed development meet the review threshold.

#### PLANNED RELIEF SCHOOLS IN THE AREA (information as of November 2004):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "SS1" (Redland, Campbell Drive and Homestead Middle School Relief) (1604 student stations)	Design	December 2006
State School "CCC1" (South Dade Sr. High School Replacement) (1523 additional student stations)	Design	January 2008
State School "TTT" (South Dade, Homestead and Southridge Sr. High School Relief) (3647 student stations)	Planning	2009

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$29,165.

**CAPITAL COSTS:** Based on the State's November-2004 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	2 x	\$ 13,452	=	\$ 26,904
MIDDLE	1 x	\$ 15,423	=	\$ 15,423
SENIOR	1 x	\$ 20,409	=	\$ 20,409

Total Potential Capital Cost				\$ 62,736
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\* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.



**ZONING REPORT**  
(APPLICATIONS REVIEWED SINCE JANUARY 2001)  
CC14 AND CC15

	Applicant Name & Number	Location Address	Units/Students	Schools	Board District(s)/ Region(s)	Community Council/ Date	Approved/ Denied/ Comments
1	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave.	144 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	7/6 7/6 9/6	CC14 1/28/03	APPROVED
2	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	9/6 7/6 9/6	CC14 10/10/01	APPROVED
3	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	7/6 7/6 7/6	CC14 10/16/02 2/25/03	APPROVED
4	ADE INVESTMENT PROPERTIES, INC. #03-181	SEC of SW 292 St. and SW 180 Ave.	5 Units/ 3 Students	AVOCADO ELEM-1 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 10/28/03	APPROVED
5	OSCAR & MARIA VILLEGAS #03-078	SEC of SW 192 Ave. and SW 316 St.	17 Units/ 11 Students	W HOMESTEAD ELEM-5 HOMESTEAD MID-3 SOUTH DADE SR-3	9/6 9/6 7/6	CC14 10/28/03	DENIED
6	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	7/6 7/6 9/6	CC14 11/20/01	APPROVED
7	FRV DEVELOPMENT #03-150	N of SW 184 St. E of SW 109 Ave.	50 Units/ 33 Students	PINE LAKE ELEM-15 RICHMOND HGHTS. MID-8 SOUTHRIDGE SR-10	9/7 7/6 9/6	CC14 5/13/0	APPROVED
8	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/17/02	APPROVED
9	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	17 Units/ 3 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	9/6 7/6 9/6	CC14 12/17/02	APPROVED
10	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	9/6 7/6 7/6	CC14 12/19/01	APPROVED
11	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	7/6 7/6 9/6	CC14 2/06/01	APPROVED
12	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 2/21/01	APPROVED
13	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	7/6 7/6 7/6	CC14 2/25/03 9/30/03	APPROVED
14	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 3/06/02	APPROVED
15	VICTOR F. SEJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	7/6 7/6 7/6	CC14 4/25/01	APPROVED

**ZONING REPORT**  
(APPLICATIONS REVIEWED SINCE JANUARY 2001)  
CC14 AND CC15

16	ARGUS INVESTMENT GROUP, INC. #02-284	NEC of SW 297 St. and SW 170 Ave.	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 5/29/03	APPROVED
17	ROBERT CARTER, TRUSTEE, ET AL #02-303	SWC of SW 164 Ave. and SW 288 St.	21 Units/ 14 Students	LEISURE CITY ELEMID-6/4 SOUTH DADE SR-4	9/6 7/6	CC14 12/18/03	APPROVED
18	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	9/6 7/6 9/6	CC14 5/30/01 10/11/01	DENIED REVISED & APPROVED
19	THERESA LAVONNE DONALDSON #03-043	SEC of SW 306 St. & SW 193 Ave.	27 Units/ 18 Students	REDLAND ELEM-8 HOMESTEAD MID-5 SOUTH DADE SR-5	7/6 9/6 7/6	CC14 6/26/03	DENIED
20	ZAMORA CORP. #01-083	N of SW 203 St. btwn SW 125 Ave. and SW 127 Ave.	2 Units/ 1 Students	CARIBBEAN ELEM-1 MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 7/24/01 3/25/03	APPROVED
21	BCG PARTNERS, LLC #02-368 #03-316	SEC of SW 192 Ave. and SW 304 St.	35 Units/ 25 Students	REDONDO ELEM-12 HOMESTEAD MID-6 SOUTH DADE SR-7	9/6 9/6 7/6	CC14 9/11/03 Def. 12/16/04	PENDING
22	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	9/6 7/6 9/6	CC14 9/25/02	APPROVED
23	PALMA FAMILY TRUST, ET AL #03-209	S of SW 208 St. and btwn SW 132 and 134 Ave.	49 Units/ 32 Students	CARIBBEAN ELEM-15 MAYS MID-8 SOUTHRIDGE SR-9	9/6 7/6 9/6	CC14 1/14/04	APPROVED
24	PALMA FAMILY TRUST, ET AL #03-209b	S of SW 208 St. and btwn SW 132 and 134 Ave.	56 Units/ 44 Students	CARIBBEAN ELEM-20 MAYS MID-11 SOUTHRIDGE SR-13	9/6 7/6 9/6	CC14 9/7/04	APPROVED
25	U-HAUL COMPANY OF FL. #03-207	NWC of SW 137 Ave. and SW 169 St.	37 Units/ 21 Students	REDLAND ELEM-10 REDLAND MID-5 SOUTH DADE SR-6	7/6 7/6 7/6	CC14 2/11/04	APPROVED
26	ESTATES OF BISCAYNE, INC. #03-222	NWC of SW 288 St. and 172 Ave.	35 Units/ 23 Students	AVOCADO ELEM-10 HOMESTEAD MID-6 SOUTH DADE SR-7	7/6 9/6 7/6	CC14 Def.-12/16/04	PENDING
27	CARDAN OF SOUTH DADE, LLC #03-300	W of SW 194 Ave. and S of SW 304 St.	27 Units/ 19 Students	REDONDO ELEM-9 HOMESTEAD MID-5 SOUTH DADE SR-5	9/6 9/6 7/6	CC14 Def.-1/06/05	PENDING
28	LIVING QUARTERS USA, INC. #03-348	SWC of SW 180 St. and SW 110 Ave.	6 Units/ 3 Students	PINE LAKE ELEM-2 RICHMOND HGHTS. MID-0 SOUTHRIDGE SR-1	9/7 7/6 9/6	CC14 4/14/04	APPROVED
29	UNIVERSAL AMERICAN REALTY CORP. #03-290	SEC of SW 106 Ave. and Marlin Rd.	176 Units/ 108 Students	BEL-AIRE ELEM-50 CUTLER RIDGE MID-27 SOUTHRIDGE SR-31	9/6 9/6 9/6	CC14 4/14/04	DENIED
30	ESTATE OF ELAINE L. EICHLEAY #03-293	SWC of SW 134 Ave. and SW 176 St.	101 Units/ 66 Students	MIAMI HGHTS ELEM-30 RICHMOND HGHTS. MID-17 SOUTHRIDGE SR-19	9/6 7/6 9/6	CC14 4/14/04	APPROVED
31	INTERNATIONAL BOTANICALS LLC #03-386	12801 SW 224 St.	19 Units/ 15 Students	CARIBBEAN ELEM-7 MAYS MID-4 SOUTHRIDGE SR-4	9/6 7/6 9/6	CC14 6/15/04	APPROVED

**ZONING REPORT**  
(APPLICATIONS REVIEWED SINCE JANUARY 2001)  
CC14 AND CC15

32	FRV DEVELOPMENT #03-366	18201 SW 109 Ave.	11 Units/ 6 Students	PINE LAKE ELEM-3 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	9/7 7/6 9/6	CC14 9/7/04	APPROVED
33	DRI INC. #04-035	NWC of NW 176 Terr. and NW 59 Ave.	249 Units/ 107 Students	S. MIAMI HGTS. ELEM-49 MAYS MID-27 SOUTHRIDGE SR-31	7/6 7/6 9/6	CC14 7/20/04	DENIED
34	PALMETTO COMMUNITY COVENANT CHURCH, INC. #04-012	N of SW 184 St. and btwn SW 109 Ave. & SW 110 Ave.	94 Units/ 42 Students	PINE LAKE ELEM-19 RICHMOND HGHTS. MID-11 SOUTHRIDGE SR-12	9/7 7/6 9/6	CC14 10/6/04	APPROVED
35	ALEX SARDINAS #04-152	E of SW 202 Ave. and S of SW 204 St.	2 Units/ 1 Student	REDLAND ELEM-1 REDLAND MID-0 SOUTH DADE SR-0	7/6 7/6 7/6	CC14 11/3/04	DENIED
36	MAYA AMERICAN COMMUNITY COUNCIL, INC. #04-164	SEC of SW 340 St. and SW 194 Ave.	24 Units/ 10 Students	FL CITY ELEM-5 HOMESTEAD MID-2 HOMESTEAD SR-3	9/6 9/6 9/6	CC14 Def. Indef.	PENDING
37	DEAN COLSON AND HENRY QUINTANA #04-129	S of SW 288 St. & W of SW 187 Ave.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/13/04	PENDING
38	SILVER GROUP 137 INC. #04-071	W of SW 139 Ave. & S of SW 164 St.	8 Units/ 5 Students	JACK GORDON ELEM-2 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	7/6 7/6 9/6	CC14	PENDING
39	MONA LISA INVESTMENTS, LLC #04-235	NWC of SW 296 St. and SW 187 Ave.	9 Units/ 6 Students	REDONDO ELEM-3 HOMESTEAD MID-2 SOUTH DADE SR-1	9/6 9/6 7/6	CC14	PENDING
40	ORANGE GROVE MANORS, INC. #04-258	30650 SW 193 Ave.	18 Units/ 13 Students	REDONDO ELEM-6 HOMESTEAD MID-3 SOUTH DADE SR-4	9/6 9/6 7/6	CC14 12/13/04	PENDING
41	F.V. CONSTRUCTION CORP. #03-162	SWC of SW 280 St. and SW 132 Ave.	54 Units/ 45 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 Def. Indef.	PENDING
42	MALCOLM B. WISEHEART, JR., ET AL #01-408	SWC of SW 198 St. and Old Cutler Rd.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 1/20/04	APPROVED
43	PROVINCIAL REALTY, INC. #02-186	SW 112 Ave. btwn SW 224 & 232 St.	250 Units/ 154 Students	PINE VILLA ELEM-71 CENTENNIAL MID-38 SOUTHRIDGE SR-45	7/6 9/6 9/6	CC15 11/17/03	APPROVED
44	ERIC AND NICOLE LEE BERRIOS #01-376	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	9/6 9/6 9/6	CC15 1/28/02	APPROVED
45	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	9/6 7/6 7/6	CC15 1/30/03	APPROVED
46	RALPH FEUERRING, ET AL #02-108	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	7/6 9/6 9/6	CC15 10/03/02	APPROVED
47	ROBERT BOREK ET AL #01-333	E and W of SW 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	7/6 7/6 9/6	CC15 10/03/02	APPROVED

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**ZONING REPORT**  
**(APPLICATIONS REVIEWED SINCE JANUARY 2001)**  
**CC14 AND CC15**

48	<b>GOULDS, LLC</b> <b>#02-326</b>	W of Sw 112 Ave. and S of SW 224 St.	45 Units/ 28 Students	PINE VILLA ELEM-13 MAYS MID-7 SOUTHRIDGE SR-8	7/6 7/6 9/6	CC15 10/22/03	APPROVED
49	<b>LUMSDEN OAKS</b> <b>ACQUISITION CORP.</b> <b>#02-250</b>	W of SW 132 Ave. and S of SW 282 St.	138 Units/ 116 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 10/22/03	APPROVED
50	<b>SPECIALTY HOUSING</b> <b>CORP.</b> <b>#03-104</b>	S of SW 268 St. and W of FL Turnpike	33 Units/ 22 Students	CHAPMAN ELEM-10 CENTENNIAL MID-6 HOMESTEAD SR-6	9/6 9/6 9/6	CC15 10/22/03	APPROVED

**ZONING REPORT**  
**(APPLICATIONS REVIEWED SINCE JANUARY 2001)**  
**CC14 AND CC15**

51	SVK AIRPORT LAND, LLC #02-200	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-6 SOUTH DADE SR-5	7/6 7/6 7/6	CC15 11/06/02	APPROVED
52	AIRBASE LANDINGS, LTD. #02-030	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	9/6 9/6 9/6	CC15 11/07/02	APPROVED
53	HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	9/6 7/6	CC15 11/12/02	APPROVED
54	LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	9/6 9/6 9/6	CC15 11/13/01	APPROVED
55	ALLAPATTAH NURSERY, LTD #02-155 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
56	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	9/6 7/6 7/6	CC15 12/11/02	APPROVED
57	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 12/11/02	APPROVED
58	DIAZ LANDSCAPING & NURSERY, INC. #02-192	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
59	JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	9/6 7/6 9/6	CC15 2/12/02	APPROVED
60	BLACK CREEK BUILDERS GROUP, LLC #02-335	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	7/6 7/6 9/6	CC15 2/25/03	APPROVED
61	HUGO G. MORALES, TRUSTEE #01-203	E of USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	9/6 7/6 7/6	CC15 3/26/02	APPROVED
62	CAROLE BROCK, TRUSTEE #02-279	NEC of SW 226 St. and SW 112 Ave.	45 Units/ 28 Students	PINE VILLA ELEM-15 CENTENNIAL MID-7 SOUTHRIDGE SR-6	7/6 9/6 9/6	CC15 3/27/03	APPROVED
63	CARMEL INVESTMENT & DEVELOPMENT INC. #01-437	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	9/6 9/6 9/6	CC15 4/23/02	APPROVED
64	ROBERT BOREK ET AL #00-298	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	7/6 7/6 9/6	CC15 5/01/01	APPROVED \$128,400 O/A
65	ALEJANDRO ZAMPIER #02-076	S of Sw 260 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	9/6 7/6 7/6	CC15 6/04/02	APPROVED
66	CLINTON ASSOCIATES, LTD. #02-035	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	9/6 7/6 9/6	CC15 6/04/02	APPROVED

**ZONING REPORT**  
(APPLICATIONS REVIEWED SINCE JANUARY 2001)  
CC14 AND CC15

67	FREDERICK T. PETERS MARTIAL TRUST #01-219	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 6/04/02	APPROVED
68	SODA PROPERTIES, LLC. #01-348	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 6/04/02	APPROVED
69	LAW PROPERTIES LTD. #02-244	SWC of SW 133 Ave. and SW 280 St.	79 Units/ 66 Students	CHAPMAN ELEM-30 CENTENNIAL MID-17 HOMESTEAD SR-19	9/6 9/6 9/6	CC15 6/24/03	APPROVED
70	SAGA BAY DEVELOPMENT, INC. #96-549	N of SW 210 St. and E of SW 82 Ave.	126 Units/ 78 Students	WHIGHAM ELEM-42 CENTENNIAL MID-19 SOUTHRIDGE SR-17	9/6 9/6 9/6	CC15 6/24/03	APPROVED
71	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	109 Units/ 92 Students	CHAPMAN ELEM-42 CENTENNIAL MID-23 HOMESTEAD SR-27	9/6 9/6 9/6	CC15 7/24/03	APPROVED
72	SUNRISE VILLAGE MOBILE HOME PARK II #03-031	SEC of SW 147Ave. And SW 280 St.	181 Units/ 152 Students	LEISURE CITY ELEM-70/38 HOMESTEAD SR-44	9/6 9/6	CC15 7/24/03	APPROVED
73	SVK AIRPORT LAND, LLC #02-201	NEC of SW 137 Ave. and SW 256 St.	58 Units/ 49 Students	NARANJA ELEM-23 REDLAND MID-12 SOUTH DADE SR-14	9/6 7/6 7/6	CC15 7/24/03	APPROVED
74	THE HOUSING TRUST GROUP OF FLORIDA, LLC #01-172	E of SW 87 Ave. and N of SW 216 St.	57 Units/ 35 Students	WHIGHAM ELEM-16 CENTENNIAL MID-9 SOUTHRIDGE SR-10	9/6 9/6 9/6	CC15 7/24/03	APPROVED
75	JOSE A. COSTA, JR., TRUSTEE #03-120	NEC of SW 248 St. & SW 129 Ave.	28 Units/ 17 Students	PINE VILLA ELEM-8 REDLAND MID-4 HOMESTEAD SR-5	7/6 7/6 9/6	CC15 8/21/03	APPROVED
76	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S fo Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	9/6 7/6 7/6	CC15 9/04/01	DENIED
77	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	9/6 9/6 9/6	CC15 9/04/01	DENIED
78	MARTINA BOREK ET AL #03-018	12110 SW 248 St.	90 Units/ 76 Students	NARANJA ELEM-35 REDLAND MID-19 HOMESTEAD SR-22	9/6 7/6 9/6	CC15 9/11/03	APPROVED
79	MANUEL C. & EMILIA DIAZ, ET AL #02-377	W of Sw 112 Ave. and S of SW 232 St.	1632 Units/ 1069 Students	PINE VILLA ELEM-492 REDLAND MID-267 HOMESTEAD SR-310	7/6 7/6 9/6	CC15 9/23/03 12/04/03	APPROVED
80	H. R. REALTY & INVESTMENTS, INC. #02-305	N of SW 232 St. and E of SW 107 Ave.	37 Units/ 23 Students	WHIGHAM ELEM-11 CENTENNIAL MID-6 SOUTHRIDGE SR-7	9/6 9/6 9/6	CC15 6/16/04	APPROVED
81	SUPERIOR DEVELOPERS CORP. #01-408	W of Old Cutler and S of SW 198 St.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 1/20/04	APPROVED
82	SUPERIOR DEVELOPERS CORP. #03-245	W of Old Cutler and N of SW 85 Ave.	1 Units/ 1 Students	VINELAND ELEM-1 PALMETTO MID-0 KILLIAN SR-0	7/5 9/5 6/5	CC15 1/20/04	APPROVED

**ZONING REPORT**  
(APPLICATIONS REVIEWED SINCE JANUARY 2001)  
CC14 AND CC15

83	ROYALTY INVESTMENT & DEVELOPMENT GROUP, LLC #03-260	NWC of SW 260 St. and SW 137 Ave.	21 Units/ 18 Students	NARANJA ELEM-8 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 2/17/04	APPROVED
84	US1 COMMERCIAL REAL ESTATE INVESTMENT, LLC #03-269	SEC of US1 and SW 284 St.	216 Units/ 182 Students	LEISURE CITY ELEMID-84/45 HOMESTEAD SR-53	9/6 9/6	CC15 2/17/04	APPROVED
85	ALOR INVESTMENT CORP. #03-295	25520 SW 134 Ave.	17 Units/ 14 Students	NARANJA ELEM-6 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 3/16/04	APPROVED
86	E & D DEVELOPMENT, INC. #03-283	SWC of SW 132 Ave. and SW 279 St.	6 Units/ 5 Students	CHAPMAN ELEM-2 CENTENNIAL MID-1 HOMESTEAD SR-2	9/6 9/6 9/6	CC15 3/16/04	DENIED
87	GREGORY W. WOODS #03-298	18690 Old Cutler Rd.	2 Units/ 1 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-0	9/6 9/6 9/6	CC15 3/16/04	APPROVED
88	PRINCETON PARK HOMES, LLC #03-182	E of US-1 and S of Canal C-102 and S of SW 244 St.	36 Units/ 22 Students	PINE VILLA ELEM-10 REDLAND MID-6 SOUTH DADE SR-6	7/6 7/6 7/6	CC15 Def. Indef. 5/19/04	PENDING
89	GLORIA H. JEFFREY #04-017	NEC of SW 137 Ave. and SW 254 St.	19 Units/ 14 Students	NARANJA ELEM-6 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 5/19/04	APPROVED
90	DADE INVESTORS, LLC #03-385	25265 SW 134 Ave.	6 Units/ 5 Students	NARANJA ELEM-2 REDLAND MID-1 SOUTH DADE SR-2	9/6 7/6 7/6	CC15 6/16/04	APPROVED
91	SUMMERVILLE DEVELOPMENT, INC. #03-262	24751 SW 117 Ave.	35 Units/ 12 Students	PINE VILLA ELEM-6 REDLAND MID-3 HOMESTEAD SR-3	7/6 7/6 9/6	CC15 10/12/04	APPROVED
92	GOULDS LLC #04-030	11000 SW 224 St.	6 Units/ 4 Students	PINE VILLA ELEM-2 CENTENNIAL MID-1 SOUTHRIDGE SR-1	7/6 9/6 9/6	CC15 10/12/04	APPROVED
93	FL POWER & LIGHT CO. #04-068	NEC of SW 256 St. and SW 132 Ave.	59 Units/ 45 Students	NARANJA ELEM-21 REDLAND MID-11 HOMESTEAD SR-13	9/6 7/6 9/6	CC15 11/15/04	APPROVED
94	BAILES COMMON LLC #04-111	SEC of SW 228 St. and SW 115 Ave.	29 Units/ 17 Students	PINE VILLA ELEM-8 MAYS MID-4 SOUTHRIDGE SR-5	7/6 7/6 9/6	CC15 12/14/04	PENDING
95	FUTURE M. INVESTMENTS #04-284	SW Corner of SW 138 Ct. and SW 262 St.	21 Units/ 15 Students	NARANJA ELEM-7 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 2/15/05	PENDING
96	PALM TOWER, LLC. #04-131	NE Corner of SW 192 Ave. and SW 352 St.	216 Units/ 86 Students	FLORIDA CITY ELEM-41 HOMESTEAD MID-23 HOMESTEAD SR-26	9/6 9/6 9/6	CC15	PENDING
97	BLACK CREEK, LLC #04-161	S of Old Cutler Rd., W of SW 103 Ave. and E of Tmpke Ext.	240 Units/ 144 Students	PINE VILLA ELEM-66 CENTENNIAL MID-36 SOUTHRIDGE SR-42	7/6 9/6 9/6	CC15 2/15/05	PENDING

Note: There are fourteen applications that are pending which would generate 149 students.

**ZONING REPORT**  
(APPLICATIONS REVIEWED SINCE JANUARY 2001)  
CC14 AND CC15

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	913	11	924	553	66	149%
CARIBBEAN ELEM	903	101	1004	743	22	131%
CHAPMAN, W.A. ELEM	782	152	934	620	108	128%
LEISURE CITY ELEM/MID	1808	164	1972	817	49	228%
MIAMI HEIGHTS ELEM	1237	47	1284	739	152	144%
NARANJA ELEM	778	352	1130	513	138	174%
PESKOE, IRVING & BEATRICE ELEM	1138	2	1140	702	0	162%
PINE LAKE ELEM	651	39	690	647	18	104%
PINE VILLA ELEM	630	1132	1762	504	186	255%
REDLAND ELEM	1102	59	1161	702	0	165%
REDONDO ELEM	719	2	721	510	0	0%
SOUTH MIAMI HEIGHTS ELEM	753	110	863	709	62	112%
VINELAND ELEM	654	1	655	537	112	101%
WHIGHAM, DR. EDWARD L. ELEM	952	157	1109	914	0	121%
WHISPERING PINES ELEM	867	3	870	705	0	123%
<b>ELEMENTARY TOTALS</b>	<b>13687</b>	<b>2132</b>	<b>16219</b>	<b>9915</b>	<b>913</b>	<b>150%</b>
CAMPBELL DRIVE MID	1334	1	1335	1178	0	113%
CENTENNIAL MID	1116	391	1507	796	99	168%
LEISURE CITY ELEM/MID	1808	89	1897	817	49	219%
HOMESTEAD MID	1311	6	1317	871	59	142%
MAYS MID	1114	111	1225	957	40	123%
REDLAND MID	1736	513	2249	991	20	222%
RICHMOND HEIGHTS MID	1633	37	1670	1121	257	121%
<b>MIDDLE TOTALS</b>	<b>19052</b>	<b>1143</b>	<b>11200</b>	<b>6731</b>	<b>524</b>	<b>154%</b>
HOMESTEAD SR	3274	777	4051	2404	0	169%
MIAMI SOUTHRIDGE SR	3857	295	4152	2536	261	148%
SOUTH DADE SR	2716	128	2844	1701	380	137%
<b>SENIOR HIGH TOTALS</b>	<b>9847</b>	<b>1200</b>	<b>11047</b>	<b>6641</b>	<b>641</b>	<b>152%</b>

<b>TOTAL</b>	<b>33786</b>	<b>4680</b>	<b>38466</b>	<b>23287</b>	<b>2078</b>	<b>152%</b>
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# Miami-Dade County Public Schools Charter School Operations

## Existing Charter School

- ① Archimedean Academy, 10870 SW 113 Place, Miami, FL 33176
- ② ASPIRA Eugenio Maria de Hostos Youth Leadership, 3650 North Miami Avenue, Miami, FL 33127
- ③ ASPIRA South Youth Leadership, 14112-14 SW 288 Street, Leisure City, FL 33033
- ④ ASPIRA Youth Leadership, 13300 Memorial Highway, North Miami, FL 33161
- ⑤ Aventura Charter Elementary School, 3333 NE 188 Street, Miami, FL 33180
- ⑥ Coral Reef Montessori Academy, 10853 SW 216 Street, Miami, FL 33157
- ⑦ Doral Academy, 2450 NW 97 Avenue, Miami, FL 33172
- ⑧ Doral Academy Charter Middle School, 2601 NW 112 Avenue, Miami, FL 33172
- ⑨ Doral Academy High School, 11100 NW 27 Street, Miami, FL 33172
- ⑩ Jowntown Miami Charter School, 305 NW 3 Avenue, Miami, FL 33128
- ⑪ Florida International Academy, 7630 Biscayne Boulevard, Miami, FL 33138
- ⑫ Theodore R. & Thelma A. Gibson Charter School, 3634 Grand Avenue, Miami, FL 33133
- ⑬ Keys Gate Charter School, 2000 SE 28 Avenue, Homestead, FL 33035
- ⑭ Liberty City Charter School, 8700 NW 5 Avenue, Miami, FL 33150
- ⑮ Mater Academy, 7700 NW 98 Street, Hialeah Gardens, FL 33016
- ⑯ Mater Academy Charter Middle School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
- ⑰ Mater Academy Charter High School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
- ⑱ Mater Academy East, 450 SW 4 Street, Miami, FL 33130
- ⑲ M/S Barry University Connected Learning Center, 11441 NW 2 Avenue, Miami Shores, FL 33168
- ⑳ North County Charter School, 3400 NW 135 Street, Miami, FL 33054
- ㉑ North Dade Community Charter School, 13850 NW 26 Avenue, Opa-Locka, FL 33054
- ㉒ Northeast Academy, 3400 NW 135 Street, Miami, FL 33054
- ㉓ Pinecrest Preparatory Academy, 14301 SW 42 Street, Miami, FL 33175
- ㉔ Pinecrest Preparatory Academy Charter Middle School, 14301 SW 42 Street, Miami, FL 33175
- ㉕ Rosa Parks Charter School/Florida City, 713 West Palm Drive, Florida City, FL 33034
- ㉖ Rosa Parks Community School/Overtown, 430 NW 9 Street, Miami, FL 33136
- ㉗ Ryder Elementary Charter School, 8360 NW 33 Street, Miami, FL 33122
- ㉘ Sandor Wiener School of Opportunity  
Main Campus: 20000 NW 47 Court, Opa-Locka, FL 33055  
Kendall Campus: 11025 SW 84 Street, Miami, FL 33173
- ㉙ Spiral Tech Elementary Charter School, 12400 SW 72 Street, Miami, FL 33183
- ㉚ Vankara Academy Charter School, 13307-11 Alexandria Drive, Opa-Locka, FL 33054
- ㉛ Youth Co-Op, 12051 West Okeechobee Road, Hialeah Gardens, FL 33018

## Approved Contracts for 2004-2005

- ㉜ Academy of Arts & Minds, 3138 Commodore Plaza, Miami, FL 33133
- ㉝ Balere Language Academy, 10600 Caribbean Blvd., FL 33189\*
- ㉞ International Studies Charter High, 3280 South Miami Avenue, Miami, FL 33127
- ㉟ Las Palmas Charter School, 14250 SW 202 Avenue, Miami, FL 33196
- ㊱ Miami Children's Museum Charter School, 450 SW 4 Street, Miami, FL 33130 (temporary location)

## Approved Contracts for 2004-2005 (Continued)

- ㊲ Miami Community Charter School, 101 SW Redland Road, FL 33034\*
- ㊳ Pinecrest Preparatory Academy Charter High School (two locations)  
Main Campus (Kendall Greens): SW 80 Street & 150 Avenue, Miami, FL 33193 and  
Holy Cross Campus: 12425 SW 72 Street, Miami, FL 33183
- ㊴ School for Integrated Academics and Technologies (SIATech) (two locations)  
Main Campus: 3050 NW 183 Street, Miami, FL 33056, and  
Homestead Campus: 12350 SW 285 Street, Homestead, FL 33033
- ㊵ Somerset Academy, 8750 NW 21 Terr., Miami, FL 33172 and  
2601 NW 112 Avenue, Miami, FL 33172 (temporary locations for 2004-2005)  
SW 117 Avenue and 232 Street, Miami, FL 33170 (permanent location)
- ㊶ Somerset Academy Charter Middle School  
2601 NW 112 Avenue, Miami, FL 33172 and  
8750 NW 21 Terr., Miami, FL 33172 (temporary locations for 2004-2005)  
SW 117 Avenue and SW 232 Street, Miami FL 33170 (permanent)
- ㊷ Somerset Academy Charter High School, 11100 NW 27 Street, Miami, FL 33172 and  
2601 NW 112 Avenue, Miami, FL 33172 (temporary locations)  
SW 117 Avenue and SW 232 Street, Miami FL 33170 (permanent location)
- ㊸ Sweet Home Charter School, 17201 SW 103 Avenue, Miami, FL 33157 (temporary location)  
SW 190 Street and 112 Avenue, Miami, FL 33157\*

\* Locations pending final School Board approval.

## Approved Contracts for Subsequent Years

- ㊹ Dr. Joseph Coats Grace Community Charter School, SW 246 Street & 112 Avenue, Miami, FL
- ㊺ Miami Shores Charter Middle/Senior High School, NW 11441 NW Second Avenue,  
Miami Shores, FL 33168
- ㊻ Summerville Charter School, SW 246 Street and 117 Avenue, Miami, FL

## Approved Applications

- ㊼ Mater Academy South Charter School, Sweetwater area
- ㊽ Mater Gardens Academy Elementary School, Hialeah Gardens area
- ㊾ Mater Gardens Academy Middle School, Hialeah Gardens area
- ㊿ Mater Springs Academy Elementary School (location to be determined)
- ㋀ Mater Springs Academy Middle School (location to be determined)
- ㋁ Miami-Dade Charter Foundation (4 sites - locations to be determined)
- ㋂ North Miami/Florida International University Charter Senior High School, NE 151 St. & Biscayne, North Miami, FL
- ㋃ Sabal Palm Charter High School, Hialeah area
- ㋄ Somerset Academy (6 sites - locations to be determined)
- ㋅ Spirit City Academy (location to be determined)
- ㋆ Sunset Academy (location to be determined)
- ㋇ The City of North Miami/Florida International University Charter School (location to be determined)



# MEMORANDUM

**TO:** Dianne O'Quinn Williams, Director  
Planning and Zoning Department

**DATE:** 11-AUG-04

**FROM:** Antonio Bared, Fire  
Chief

**SUBJECT:** Z2004000129

**Fire Prevention Unit:**

ok ok

Development for the above Z2004000129  
located at SOUTH OF S.W. 288 STREET & 466' WEST OF S.W. 187 AVENUE, MIAMI-DADE COUNTY, FLORIDA.  
in Police Grid \_\_\_\_\_ is proposed as the following:

<u>single</u>	dwelling units	<u>industrial</u>	square feet
<u>multifamily</u>	dwelling units	<u>institutional</u>	square feet
<u>commercial</u>	square feet	<u>nursing home</u>	square feet

Based on this development information, estimated service impact is  
\_\_\_\_\_ alarms annually.

Planned service(s) to mitigate the impact is:

\_\_\_\_\_  
Station/Unit

\_\_\_\_\_  
Estimated date of opening

At this time, Miami-Dade Fire Rescue can/cannot accomodate the  
additional projected service impact.

# TEAM METRO SOUTH OFFICE

## ENFORCEMENT HISTORY

Dean Colson & Henry Quintana

---

**APPLICANT**

South of SW 288 ST & 466' west of  
SW 187 AVE, Miami-Dade County,  
Fla.

---

**ADDRESS**

1/12/05

---

**DATE**

04-129

---

**HEARING NUMBER**

## ENFORCEMENT HISTORY:

No violations as of November 16, 2004

**DISCLOSURE OF INTEREST\***

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

MFS of South Florida, LLC

NAME OF PURCHASER: \_\_\_\_\_

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
Mark F. Shakespeare	50%
David B. Grayson	50%

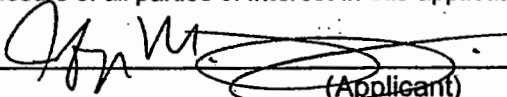
Date of contract: 2/22/04

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

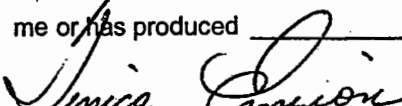
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature:  ATIF  
(Applicant)

Sworn to and subscribed before me this 7 day of April, 2004. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

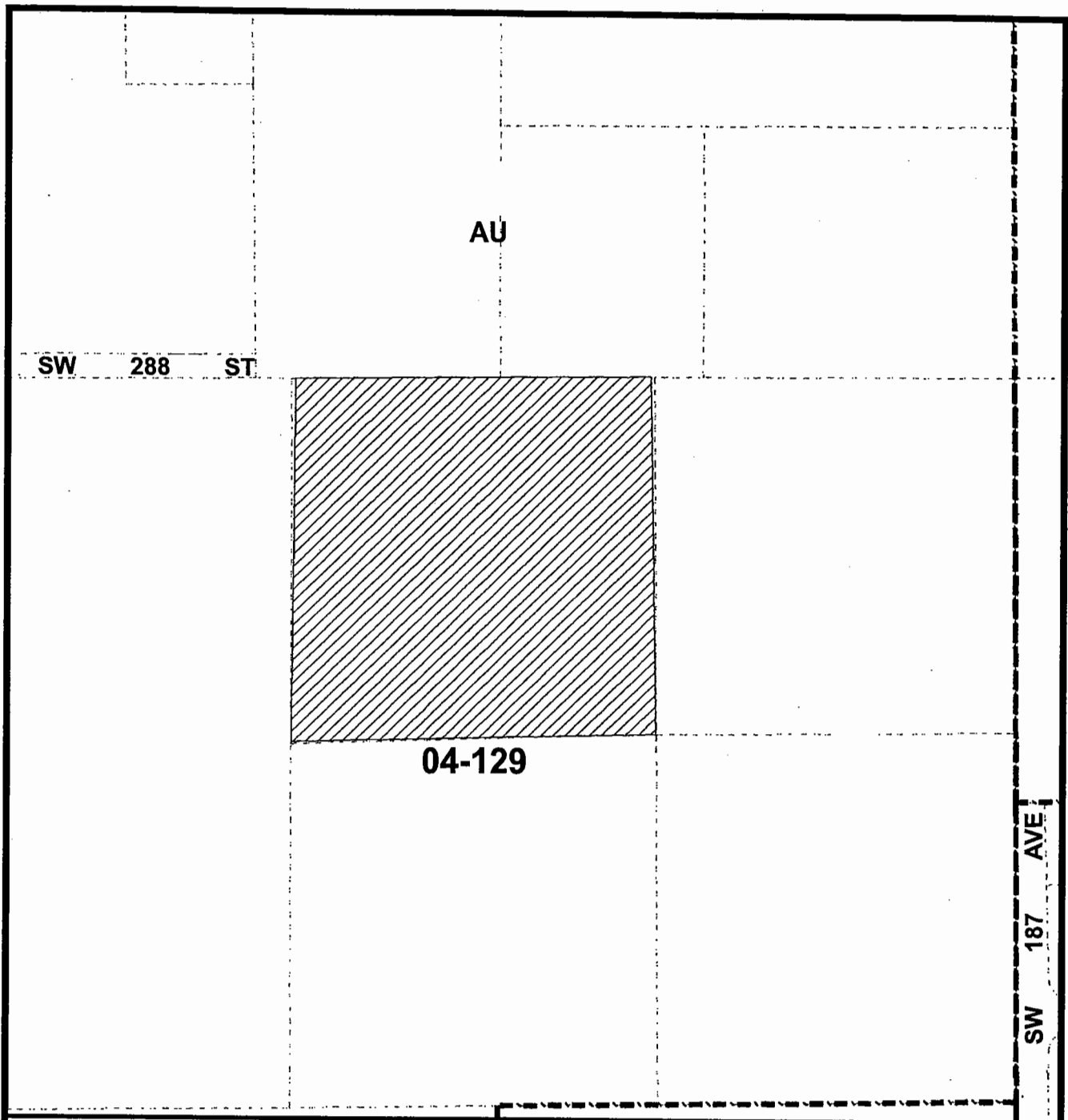
  
(Notary Public)



Jessica Espinosa  
Commission # 00000000  
Expires: Dec 7, 2004  
Address Notary  
1-800-350-5161

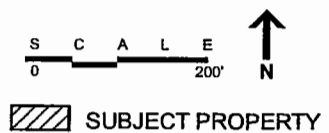
My commission expires \_\_\_\_\_

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

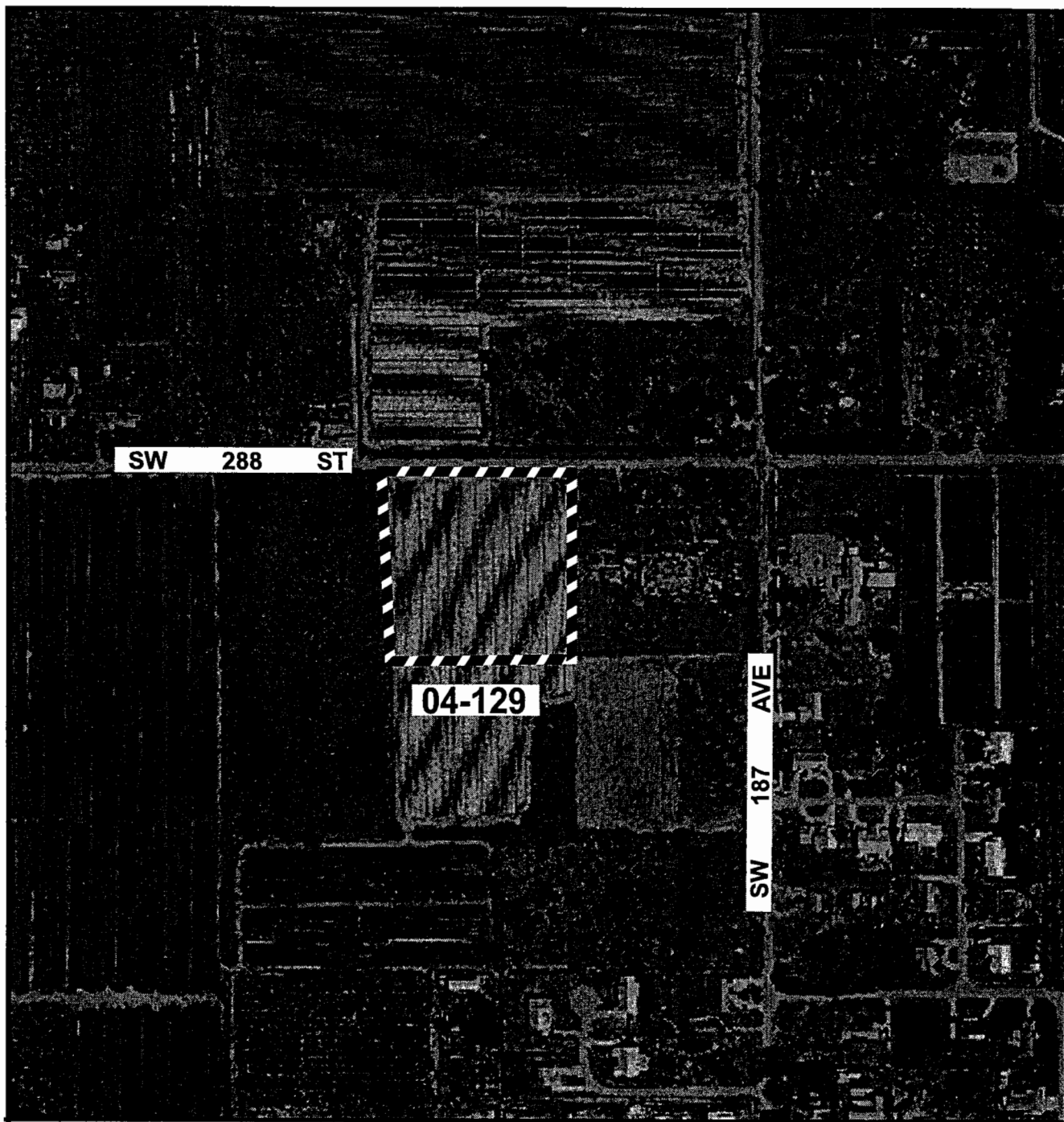


**MIAMI-DADE COUNTY  
HEARING MAP**

**Section:02 Township:57 Range:38  
Process Number: 04-129  
Applicant: DEAN COLSON & HENRY QUINTANA  
District Number: 08  
Zoning Board: C14  
Drafter ID: ALFREDO  
Scale: 1:200'**







**MIAMI-DADE COUNTY  
AERIAL**

**Section:02 Township:57 Range:38  
Process Number: 04-129  
Applicant: DEAN COLSON & HENRY QUINTANA  
District Number: 08  
Zoning Board: C14  
Drafter ID: ALFREDO  
Scale: NTS**

**S C A L E**  
0 NTS N



**SUBJECT PROPERTY**





**2. DEAN COLSON & HENRY QUINTANA**  
**(Applicant)**

**04-12-CZ14-2 (04-129)**  
**Area 14/District 8**  
**Hearing Date: 12/13/04**

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☒/ lease ☐ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If so, who are the interested parties? **MFS of South Florida LLC**

Disclosure of interest form attached? Yes ☒ No ☐

**Previous Zoning Hearings on the Property:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO COMMUNITY COUNCIL NO. 14**

**APPLICANT:** Dean Colson & Henry Quintana

**PH:** Z04-129 (04-14-CZ14-2)

**SECTION:** 2-57-38

**DATE:** December 13, 2004

**COMMISSION DISTRICT:** 8

**ITEM NO.:** 2

**A. INTRODUCTION**

o **REQUEST:**

AU to EU-S.

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the property from AU, Agricultural District, to EU-S, Estate Use Suburban.

o **LOCATION:**

South of S.W. 288 Street and 466' west of S.W. 187 Avenue, Miami-Dade County, Florida.

o **SIZE:** 5 acres.

o **IMPACT:**

The approval of the requested district boundary change will provide additional housing for the community. However, the rezoning will add to the population of the area, will bring more children into the schools, will impact water and sewer services, and will bring additional activity and noise into the area.

**B. ZONING HEARINGS HISTORY:** None.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **estate density residential**. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized.
2. Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP

map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Land Use Policy 4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Miami-Dade County, Florida (Land Use Element, page I-62).

**D. NEIGHBORHOOD CHARACTERISTICS:**

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU; vacant	Residential, estate density, 1 to 2.5 dua
<u>Surrounding Properties:</u>	
NORTH: AU; single family residence and vacant	Agriculture
SOUTH: AU; vacant	Residential, estate density, 1 to 2.5 dua
EAST: AU; County/FAU Agricultural Center	Residential, estate density, 1 to 2.5 dua
WEST: AU; vacant	Residential, estate density, 1 to 2.5 dua

The subject property is located south of S.W. 288 Street and west of S.W. 187 Avenue. The surrounding parcels to the south, west, and northeast, are vacant. The northwest parcel is developed with a single family residence. The parcel to the east is developed with an Agricultural Center which is operated by Miami-Dade County and Florida Atlantic University.

**E. SITE AND BUILDINGS:**

<b>Site Plan Review:</b>	(no site plan was submitted.)
Scale/Utilization of Site:	<b>Acceptable</b>
Location of Buildings:	<b>N/A</b>
Compatibility:	<b>Acceptable</b>
Landscape Treatment:	<b>N/A</b>
Open Space:	<b>N/A</b>
Buffering:	<b>N/A</b>
Access:	<b>Acceptable</b>
Parking Layout/Circulation:	<b>N/A</b>
Visibility/Visual Screening:	<b>N/A</b>
Energy Considerations:	<b>N/A</b>
Roof Installations:	<b>N/A</b>
Service Areas:	<b>N/A</b>
Signage:	<b>N/A</b>

Urban Design:

N/A

**F. PERTINENT REQUIREMENTS/STANDARDS:**

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

**G. NEIGHBORHOOD SERVICES:**

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	4 Students

\*Subject to the conditions stated in their memoranda.

**H. ANALYSIS:**

The applicants are seeking to rezone the property from AU, Agricultural District, to EU-S, Estate Use Suburban. The property is located south of S.W. 288 Street and 466' west of S.W. 187 Avenue, Miami-Dade County, Florida.

The Department of Environmental Resources Management (DERM) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Public Works Department has stated that this application meets traffic concurrency criteria for an initial development order. This application will generate **11 additional PM daily peak hour vehicle trips**, which will not exceed the acceptable levels of service of nearby roadways, which are at "A" and "B". The **Public Works Department** has **no objections** to this application. **Miami-Dade Public Schools** has determined that the approval of this application would result in a student population of 2 Elementary School students, 1 Middle School student, and 1 Senior High School student, for a total of **4 additional students**. Said increase in school population would impact Redondo Elementary School, Homestead Middle School, and South Dade Senior High School which are currently operating at 141%, 141%, and 131% of FISH (Florida

Inventory of School Houses) utilization, respectively. Pursuant to the Interlocal agreement, the District met with the applicants on July 9, 2004, to discuss the impact of the proposed development on public schools. The applicants advised that they are unable to proffer any additional mitigation other than the applicable impact fees as required by the Educational Facilities Impact Fee Ordinance.

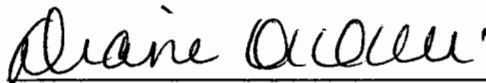
This application would allow the applicants to provide additional housing for the community. The Land Use Plan (LUP) plan, which designates this site for Estate Density residential use, would permit a maximum density of 2.5 units per gross acre for a maximum of 12 residential units on this 5 acre site. EU-S requires a minimum lot area of 25,000 square feet gross which would allow the development of the subject property to a maximum of eight (8) residential units. Should the applicant opt to develop the property with Severable Use Rights (SURs) the minimum lot area permitted would be 20,000 square feet gross.

The subject property is zoned AU. The south half of Section 2, Township 57 South, Range 38 East, the square mile section wherein the subject property is located, is designated by the Land Use Plan (LUP) Map for estate density residential use, which permits a density of between 1.0 and 2.5 dwelling units per gross acre, and contains a blend of AU, Agricultural District, EU-M, Estate Modified District, EU-S, Estate Use Suburban, and EU-1, Single-Family One Acre Estate District. Single family residences have been developed within all of these zoning districts. Three (3) district boundary changes from AU to EU-S have been granted within the southeast quadrant of this square mile section, in the vicinity of and to the south of the subject property. Said approvals took place in 1991 (Z-46-91), in 1992 (Z-12-92), and in 1994 (Z-3-94). The south half of this square mile section is gradually transitioning from agricultural zoning and uses to residential zoning and uses. The proposed EU-S zoning of the subject parcel will continue this trend and will be both **consistent** with the LUP map's estate density designation and **compatible** with the existing zoning and development pattern of this area. Accordingly, staff recommends the approval of this application to rezone the subject property to EU-S.

I. **RECOMMENDATION:** Approval.

J. **CONDITIONS:** None.

DATE INSPECTED: 08/27/04  
DATE TYPED: 08/27/04  
DATE REVISED: 09/24/04; 12/01/04  
DATE FINALIZED: 12/01/04  
DO'QW:AJT:MTF:JED:DBM

  
Diane O'Quinn Williams, Director  
Miami-Dade County Department of  
Planning and Zoning



## MEMORANDUM



TO: Diane O' Quinn-Williams, Director  
Department of Planning and Zoning

DATE: May 14, 2004

**RECEIVED**  
MAY 26 2004

SUBJECT: C-14 #Z2004000129  
Dean Colson & Henry Quintana  
S/O SW 288<sup>th</sup> Street & W/O SW 187<sup>th</sup>  
Avenue  
DBC from AU to EU-S  
(AU) (5 Ac.)  
02-57-38

FROM: Alyce M. Robertson, Assistant Director  
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Water Supply:

The closest public water main is located approximately 500 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public water; therefore DERM shall require connection to the public water supply system.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

Sewer Service:

Sanitary sewers are presently approximately 4,700 feet from this site, however, DERM has no objection to low intensity development served by interim septic tanks provided that the proposed lots are connected to the public water supply system, and that the maximum sewage loading allowed by the Code is not exceeded. Based on available information, the proposed use served with septic tanks would not exceed the maximum allowable sewage loading for the subject site.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year storm event with full on-site retention of the 25-year/3 day storm. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

The property is located within a Brownfield area; therefore, an environmental assessment may be required prior to the approval of any drainage system.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

There are no tree resources issues on this property. However, please be advised that this property is adjacent to a Natural Forest Community (NFC) pine rockland. This NFC will be maintained by the use of periodic ecological prescribed burning. This management technique reduces the wildfire threat and is beneficial to wildlife and the rare plant species harbored by this plant community. Such burning is generally performed once every three years. The subject property lies within the potential smoke dispersion corridor of this pineland. Consequently, the subject property may be affected by the periodic smoke events from the prescribed burns or unexpected wildfires.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval to that effect as required by the Code.

cc: Lynne Talleda, Zoning Evaluation- P&Z  
Ron Connally, Zoning Hearings- P&Z  
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z



**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: DEAN COLSON & HENRY QUINTANA

This Department has no objections to this application.

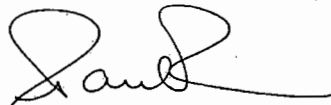
This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency(\*) criteria for an Initial Development Order. It will generate 11 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9212	Krome Ave. n/o SW 288 St.	A	A
9936	SW 296 St. w/o US-1	B	B

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(\*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.



Raul A Pino, P.L.S.

23-AUG-04



# **Miami-Dade County Public Schools**

*giving our students the world*

**Superintendent of Schools**  
Rudolph F. Crew, Ed.D.

**Ana Rijo-Conde, AICP, Facilities Planning Officer**  
Facilities Planning

November 30, 2004

**Miami-Dade County School Board**

Frank J. Bolaños, Chair  
Dr. Robert B. Ingram, Vice Chair  
Agustin J. Barrera  
Evelyn Langlieb Greer  
Perla Tabares Hantman  
Dr. Martin Karp  
Ana Rivas Logan  
Dr. Marta Pérez  
Dr. Solomon C. Stinson

Ms. Maria Teresa-Fojo, Division Chief  
Miami-Dade County  
Department of Planning and Zoning  
Zoning Evaluation Section  
111 NW 1 Street, Suite 1110  
Miami, Florida 33128

**Re: Dean Colson and Henry Quintana - Application No. 04-129 (CC14)**  
**South of SW 288 Street and West of SW 187 Avenue**  
**Updated**

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the updated School District's review analysis of potential impact generated by the above referenced application. Please note that all of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Redondo Elementary School, Homestead Middle School and South Dade Senior High School currently operating at 141%, 141% and 131% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Redondo Elementary School to 142% (please see enclosed analysis).

Pursuant to the Interlocal, the District met with the applicant on July 9, 2004, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. The applicant advised that he is unable to proffer any additional mitigation other than the applicable impact fees as required by the Educational Facilities Impact Fee Ordinance.

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Ms. Maria Teresa-Fojo  
November 30, 2004  
Page Two

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

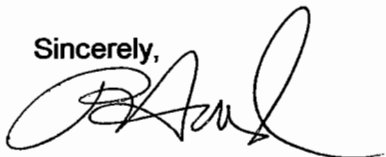
New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 8-unit development is estimated to generate approximately \$19,584 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good  
Coordinator III

PG:am  
L-0448  
Attachment

cc: Ms. Ana Rijo-Conde  
Mr. Fernando Albuerne  
Mr. Michael A. Levine  
Mr. Ivan M. Rodriguez  
Ms. Vivian Villaamil  
Mr. Jeffrey M. Flanagan

**Updated  
SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** No. 04-129, Dean Colson and Henry Quintana (CC14)

**REQUEST:** Zone change from AU to EU-S

**ACRES:** 5 acres

**MSA/Multiplier:** 7.3/.70

**LOCATION:** South of SW 288 Street and West of SW 187 Avenue

**UNITS:** 7 additional single-family units (1 unit currently permitted under existing zoning classification, for a total of 8 units)

**ESTIMATED  
STUDENT  
POPULATION:** 4 students \*

**ELEMENTARY:** 2

**MIDDLE:** 1

**SENIOR:** 1

**SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** Redondo Elementary - 18480 SW 304 St.

**MIDDLE:** Homestead Middle - 650 NW 2 Ave.

**SENIOR HIGH:** South Dade Senior - 28401 SW 167 Ave.

All schools are located in Access Center 6

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2003:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Redondo Elem.	719/ 723*	510	141%/ 142%*	0	141%/ 142%*
Homestead Middle	1311/ 1312*	871	151%/ 151%*	59	141%/ 141%*
South Dade Sr.	2716/ 2717*	1701	160%/ 160%*	380	131%/ 131%*

\*increased student population as a result of the proposed development

Note:

- 1) The cumulative effect of other approved or proposed developments in the vicinity is not included as part of this analysis, however it is provided as an attachment in this package.
- 2) Figures above reflect the impact of the class size amendment.
- 3) Pursuant to the Interlocal Agreement, all of the facilities impacted by the proposed development meet the review threshold.

#### PLANNED RELIEF SCHOOLS IN THE AREA (information as of November 2004):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "SS1" (Redland, Campbell Drive and Homestead Middle School Relief) (1604 student stations)	Design	December 2006
State School "CCC1" (South Dade Sr. High School Replacement) (1523 additional student stations)	Design	January 2008
State School "TTT" (South Dade, Homestead and Southridge Sr. High School Relief) (3647 student stations)	Planning	2009

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$29,165.

**CAPITAL COSTS:** Based on the State's November-2004 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	2 x	\$ 13,452	=	\$ 26,904
MIDDLE	1 x	\$ 15,423	=	\$ 15,423
SENIOR	1 x	\$ 20,409	=	\$ 20,409

Total Potential Capital Cost	\$ 62,736
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\* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

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	Applicant Name & Number	Location Address	Units/Students	Schools	Board District(s)/ Region(s)	Community Council/ Date	Approved/ Denied/ Comments
1	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave.	144 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	7/6 7/6 9/6	CC14 1/28/03	APPROVED
2	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	9/6 7/6 9/6	CC14 10/10/01	APPROVED
3	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	7/6 7/6 7/6	CC14 10/16/02 2/25/03	APPROVED
4	ADE INVESTMENT PROPERTIES, INC. #03-181	SEC of SW 292 St. and SW 180 Ave.	5 Units/ 3 Students	AVOCADO ELEM-1 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 10/28/03	APPROVED
5	OSCAR & MARIA VILLEGAS #03-078	SEC of SW 192 Ave. and SW 316 St.	17 Units/ 11 Students	W HOMESTEAD ELEM-5 HOMESTEAD MID-3 SOUTH DADE SR-3	9/6 9/6 7/6	CC14 10/28/03	DENIED
6	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	7/6 7/6 9/6	CC14 11/20/01	APPROVED
7	FRV DEVELOPMENT #03-150	N of SW 184 St. E of SW 109 Ave.	50 Units/ 33 Students	PINE LAKE ELEM-15 RICHMOND HGHTS. MID-8 SOUTHRIDGE SR-10	9/7 7/6 9/6	CC14 5/13/0	APPROVED
8	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/17/02	APPROVED
9	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	17 Units/ 3 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	9/6 7/6 9/6	CC14 12/17/02	APPROVED
10	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	9/6 7/6 7/6	CC14 12/19/01	APPROVED
11	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	7/6 7/6 9/6	CC14 2/06/01	APPROVED
12	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 2/21/01	APPROVED
13	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	7/6 7/6 7/6	CC14 2/25/03 9/30/03	APPROVED
14	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 3/06/02	APPROVED
15	VICTOR F. SEJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	7/6 7/6 7/6	CC14 4/25/01	APPROVED

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16	ARGUS INVESTMENT GROUP, INC. #02-284	NEC of SW 297 St. and SW 170 Ave.	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 5/29/03	APPROVED
17	ROBERT CARTER, TRUSTEE, ET AL #02-303	SWC of SW 164 Ave. and SW 288 St.	21 Units/ 14 Students	LEISURE CITY ELEM-6/4 SOUTH DADE SR-4	9/6 7/6	CC14 12/18/03	APPROVED
18	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	9/6 7/6 9/6	CC14 5/30/01 10/11/01	DENIED REVISED & APPROVED
19	THERESA LAVONNE DONALDSON #03-043	SEC of SW 306 St. & SW 193 Ave.	27 Units/ 18 Students	REDLAND ELEM-8 HOMESTEAD MID-5 SOUTH DADE SR-5	7/6 9/6 7/6	CC14 6/26/03	DENIED
20	ZAMORA CORP. #01-083	N of SW 203 St. btwn SW 125 Ave. and SW 127 Ave.	2 Units/ 1 Students	CARIBBEAN ELEM-1 MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 7/24/01 3/25/03	APPROVED
21	BCG PARTNERS, LLC #02-368 #03-316	SEC of SW 192 Ave. and SW 304 St.	35 Units/ 25 Students	REDONDO ELEM-12 HOMESTEAD MID-6 SOUTH DADE SR-7	9/6 9/6 7/6	CC14 9/11/03 Def. 12/16/04	PENDING
22	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	9/6 7/6 9/6	CC14 9/25/02	APPROVED
23	PALMA FAMILY TRUST, ET AL #03-209	S of SW 208 St. and btwn SW 132 and 134 Ave.	49 Units/ 32 Students	CARIBBEAN ELEM-15 MAYS MID-8 SOUTHRIDGE SR-9	9/6 7/6 9/6	CC14 1/14/04	APPROVED
24	PALMA FAMILY TRUST, ET AL #03-209b	S of SW 208 St. and btwn SW 132 and 134 Ave.	56 Units/ 44 Students	CARIBBEAN ELEM-20 MAYS MID-11 SOUTHRIDGE SR-13	9/6 7/6 9/6	CC14 9/7/04	APPROVED
25	U-HAUL COMPANY OF FL #03-207	NWC of SW 137 Ave. and SW 169 St.	37 Units/ 21 Students	REDLAND ELEM-10 REDLAND MID-5 SOUTH DADE SR-6	7/6 7/6 7/6	CC14 2/11/04	APPROVED
26	ESTATES OF BISCAYNE, INC. #03-222	NWC of SW 288 St. and 172 Ave.	35 Units/ 23 Students	AVOCADO ELEM-10 HOMESTEAD MID-6 SOUTH DADE SR-7	7/6 9/6 7/6	CC14 Def.-12/16/04	PENDING
27	CARDAN OF SOUTH DADE, LLC #03-300	W of SW 194 Ave. and S of SW 304 St.	27 Units/ 19 Students	REDONDO ELEM-9 HOMESTEAD MID-5 SOUTH DADE SR-5	9/6 9/6 7/6	CC14 Def.-1/06/05	PENDING
28	LIVING QUARTERS USA, INC. #03-348	SWC of SW 180 St. and SW 110 Ave.	6 Units/ 3 Students	PINE LAKE ELEM-2 RICHMOND HGHTS. MID-0 SOUTHRIDGE SR-1	9/7 7/6 9/6	CC14 4/14/04	APPROVED
29	UNIVERSAL AMERICAN REALTY CORP. #03-290	SEC of SW 106 Ave. and Marlin Rd.	176 Units/ 108 Students	BEL-AIRE ELEM-50 CUTLER RIDGE MID-27 SOUTHRIDGE SR-31	9/6 9/6 9/6	CC14 4/14/04	DENIED
30	ESTATE OF ELAINE L. EICHLEAY #03-293	SWC of SW 134 Ave. and SW 176 St.	101 Units/ 66 Students	MIAMI HGHTS ELEM-30 RICHMOND HGHTS. MID-17 SOUTHRIDGE SR-19	9/6 7/6 9/6	CC14 4/14/04	APPROVED
31	INTERNATIONAL BOTANICALS LLC #03-386	12801 SW 224 St.	19 Units/ 15 Students	CARIBBEAN ELEM-7 MAYS MID-4 SOUTHRIDGE SR-4	9/6 7/6 9/6	CC14 6/15/04	APPROVED



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32	FRV DEVELOPMENT #03-366	18201 SW 109 Ave.	11 Units/ 6 Students	PINE LAKE ELEM-3 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	9/7 7/6 9/6	CC14 9/7/04	APPROVED
33	DRI INC. #04-035	NWC of NW 176 Terr. and NW 59 Ave.	249 Units/ 107 Students	S. MIAMI HGTS. ELEM-49 MAYS MID-27 SOUTHRIDGE SR-31	7/6 7/6 9/6	CC14 7/20/04	DENIED
34	PALMETTO COMMUNITY COVENANT CHURCH, INC. #04-012	N of SW 184 St. and btwn SW 109 Ave. & SW 110 Ave.	94 Units/ 42 Students	PINE LAKE ELEM-19 RICHMOND HGHTS. MID-11 SOUTHRIDGE SR-12	9/7 7/6 9/6	CC14 10/6/04	APPROVED
35	ALEX SARDINAS #04-152	E of SW 202 Ave. and S of SW 204 St.	2 Units/ 1 Student	REDLAND ELEM-1 REDLAND MID-0 SOUTH DADE SR-0	7/6 7/6 7/6	CC14 11/3/04	DENIED
36	MAYA AMERICAN COMMUNITY COUNCIL, INC. #04-164	SEC of SW 340 St. and SW 194 Ave.	24 Units/ 10 Students	FL CITY ELEM-5 HOMESTEAD MID-2 HOMESTEAD SR-3	9/6 9/6 9/6	CC14 Def. Indef.	PENDING
37	DEAN COLSON AND HENRY QUINTANA #04-129	S of SW 288 St. & W of SW 187 Ave.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/13/04	PENDING
38	SILVER GROUP 137 INC. #04-071	W of SW 139 Ave. & S of SW 164 St.	8 Units/ 5 Students	JACK GORDON ELEM-2 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	7/6 7/6 9/6	CC14	PENDING
39	MONA LISA INVESTMENTS, LLC #04-235	NWC of SW 296 St. and SW 187 Ave.	9 Units/ 6 Students	REDONDO ELEM-3 HOMESTEAD MID-2 SOUTH DADE SR-1	9/6 9/6 7/6	CC14	PENDING
40	ORANGE GROVE MANORS, INC. #04-258	30650 SW 193 Ave.	18 Units/ 13 Students	REDONDO ELEM-6 HOMESTEAD MID-3 SOUTH DADE SR-4	9/6 9/6 7/6	CC14 12/13/04	PENDING
41	F.V. CONSTRUCTION CORP. #03-162	SWC of SW 280 St. and SW 132 Ave.	54 Units/ 45 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 Def. Indef.	PENDING
42	MALCOLM B. WISEHEART, JR., ET AL #01-408	SWC of SW 198 St. and Old Cutler Rd.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 1/20/04	APPROVED
43	PROVINCIAL REALTY, INC. #02-186	SW 112 Ave. btwn SW 224 & 232 St.	250 Units/ 154 Students	PINE VILLA ELEM-71 CENTENNIAL MID-38 SOUTHRIDGE SR-45	7/6 9/6 9/6	CC15 11/17/03	APPROVED
44	ERIC AND NICOLE LEE BERRIOS #01-376	SWC of SW 184 St. and SW 79 Cl.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	9/6 9/6 9/6	CC15 1/28/02	APPROVED
45	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	9/6 7/6 7/6	CC15 1/30/03	APPROVED
46	RALPH FEUERRING, ET AL #02-108	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	7/6 9/6 9/6	CC15 10/03/02	APPROVED
47	ROBERT BOREK ET AL #01-333	E and W of SW 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	7/6 7/6 9/6	CC15 10/03/02	APPROVED

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48	<b>GOULDS, LLC</b> #02-326	W of Sw 112 Ave. and S of SW 224 St.	45 Units/ 28 Students	PINE VILLA ELEM-13 MAYS MID-7 SOUTHRIDGE SR-8	7/6 7/6 9/6	CC15 10/22/03	APPROVED
49	<b>LUMSDEN OAKS</b> <b>ACQUISITION CORP.</b> #02-250	W of SW 132 Ave. and S of SW 282 St.	138 Units/ 116 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 10/22/03	APPROVED
50	<b>SPECIALTY HOUSING</b> <b>CORP.</b> #03-104	S of SW 268 St. and W of FL Turnpike	33 Units/ 22 Students	CHAPMAN ELEM-10 CENTENNIAL MID-6 HOMESTEAD SR-6	9/6 9/6 9/6	CC15 10/22/03	APPROVED

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51	SVK AIRPORT LAND, LLC #02-200	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-6 SOUTH DADE SR-5	7/6 7/6 7/6	CC15 11/06/02	APPROVED
52	AIRBASE LANDINGS, LTD. #02-030	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	9/6 9/6 9/6	CC15 11/07/02	APPROVED
53	HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEM-4/2 SOUTH DADE SR-1	9/6 7/6	CC15 11/12/02	APPROVED
54	LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	9/6 9/6 9/6	CC15 11/13/01	APPROVED
55	ALLAPATTAH NURSERY, LTD #02-155 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
56	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	9/6 7/6 7/6	CC15 12/11/02	APPROVED
57	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 12/11/02	APPROVED
58	DIAZ LANDSCAPING & NURSERY, INC. #02-192	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
59	JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	9/6 7/6 9/6	CC15 2/12/02	APPROVED
60	BLACK CREEK BUILDERS GROUP, LLC #02-335	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	7/6 7/6 9/6	CC15 2/25/03	APPROVED
61	HUGO G. MORALES, TRUSTEE #01-203	E of USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	9/6 7/6 7/6	CC15 3/26/02	APPROVED
62	CAROLE BROCK, TRUSTEE #02-279	NEC of SW 226 St. and SW 112 Ave.	45 Units/ 28 Students	PINE VILLA ELEM-15 CENTENNIAL MID-7 SOUTHRIDGE SR-6	7/6 9/6 9/6	CC15 3/27/03	APPROVED
63	CARMEL INVESTMENT & DEVELOPMENT INC. #01-437	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	9/6 9/6 9/6	CC15 4/23/02	APPROVED
64	ROBERT BOREK ET AL #00-298	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	7/6 7/6 9/6	CC15 5/01/01	APPROVED \$128,400 O/A
65	ALEJANDRO ZAMPIER #02-076	S of Sw 260 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	9/6 7/6 7/6	CC15 6/04/02	APPROVED
66	CLINTON ASSOCIATES, LTD. #02-035	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	9/6 7/6 9/6	CC15 6/04/02	APPROVED

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67	FREDERICK T. PETERS MARTIAL TRUST #01-219	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 6/04/02	APPROVED
68	SODA PROPERTIES, LLC. #01-348	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 6/04/02	APPROVED
69	LAW PROPERTIES LTD. #02-244	SWC of SW 133 Ave. and SW 280 St.	79 Units/ 66 Students	CHAPMAN ELEM-30 CENTENNIAL MID-17 HOMESTEAD SR-19	9/6 9/6 9/6	CC15 6/24/03	APPROVED
70	SAGA BAY DEVELOPMENT, INC. #96-549	N of SW 210 St. and E of SW 82 Ave.	126 Units/ 78 Students	WHIGHAM ELEM-42 CENTENNIAL MID-19 SOUTHRIDGE SR-17	9/6 9/6 9/6	CC15 6/24/03	APPROVED
71	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	109 Units/ 92 Students	CHAPMAN ELEM-42 CENTENNIAL MID-23 HOMESTEAD SR-27	9/6 9/6 9/6	CC15 7/24/03	APPROVED
72	SUNRISE VILLAGE MOBILE HOME PARK II #03-031	SEC of SW 147 Ave. And SW 280 St.	181 Units/ 152 Students	LEISURE CITY ELEM-70/38 HOMESTEAD SR-44	9/6 9/6	CC15 7/24/03	APPROVED
73	SVK AIRPORT LAND, LLC #02-201	NEC of SW 137 Ave. and SW 256 St.	58 Units/ 49 Students	NARANJA ELEM-23 REDLAND MID-12 SOUTH DADE SR-14	9/6 7/6 7/6	CC15 7/24/03	APPROVED
74	THE HOUSING TRUST GROUP OF FLORIDA, LLC #01-172	E of SW 87 Ave. and N of SW 216 St.	57 Units/ 35 Students	WHIGHAM ELEM-16 CENTENNIAL MID-9 SOUTHRIDGE SR-10	9/6 9/6 9/6	CC15 7/24/03	APPROVED
75	JOSE A. COSTA, JR., TRUSTEE #03-120	NEC of SW 248 St. & SW 129 Ave.	28 Units/ 17 Students	PINE VILLA ELEM-8 REDLAND MID-4 HOMESTEAD SR-5	7/6 7/6 9/6	CC15 8/21/03	APPROVED
76	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S to Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	9/6 7/6 7/6	CC15 9/04/01	DENIED
77	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	9/6 9/6 9/6	CC15 9/04/01	DENIED
78	MARTINA BOREK ET AL #03-018	12110 SW 248 St.	90 Units/ 76 Students	NARANJA ELEM-35 REDLAND MID-19 HOMESTEAD SR-22	9/6 7/6 9/6	CC15 9/11/03	APPROVED
79	MANUEL C. & EMILIA DIAZ, ET AL #02-377	W of Sw 112 Ave. and S of SW 232 St.	1632 Units/ 1069 Students	PINE VILLA ELEM-492 REDLAND MID-267 HOMESTEAD SR-310	7/6 7/6 9/6	CC15 9/23/03 12/04/03	APPROVED
80	H. R. REALTY & INVESTMENTS, INC. #02-305	N of SW 232 St. and E of SW 107 Ave.	37 Units/ 23 Students	WHIGHAM ELEM-11 CENTENNIAL MID-6 SOUTHRIDGE SR-7	9/6 9/6 9/6	CC15 6/16/04	APPROVED
81	SUPERIOR DEVELOPERS CORP. #01-408	W of Old Cutler and S of SW 198 St.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 1/20/04	APPROVED
82	SUPERIOR DEVELOPERS CORP. #03-245	W of Old Cutler and N of SW 85 Ave.	1 Units/ 1 Students	VINELAND ELEM-1 PALMETTO MID-0 KILLIAN SR-0	7/5 9/5 6/5	CC15 1/20/04	APPROVED

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83	ROYALTY INVESTMENT & DEVELOPMENT GROUP, LLC #03-260	NWC of SW 260 St. and SW 137 Ave.	21 Units/ 18 Students	NARANJA ELEM-8 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 2/17/04	APPROVED
84	US1 COMMERCIAL REAL ESTATE INVESTMENT, LLC #03-269	SEC of US1 and SW 284 St.	216 Units/ 182 Students	LEISURE CITY ELEMID-84/45 HOMESTEAD SR-53	9/6 9/6	CC15 2/17/04	APPROVED
85	ALOR INVESTMENT CORP. #03-295	25520 SW 134 Ave.	17 Units/ 14 Students	NARANJA ELEM-6 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 3/16/04	APPROVED
86	E & D DEVELOPMENT, INC. #03-283	SWC of SW 132 Ave. and SW 279 St.	6 Units/ 5 Students	CHAPMAN ELEM-2 CENTENNIAL MID-1 HOMESTEAD SR-2	9/6 9/6 9/6	CC15 3/16/04	DENIED
87	GREGORY W. WOODS #03-298	18690 Old Cutler Rd.	2 Units/ 1 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-0	9/6 9/6 9/6	CC15 3/16/04	APPROVED
88	PRINCETON PARK HOMES, LLC #03-182	E of US-1 and S of Canal C-102 and S of SW 244 St.	36 Units/ 22 Students	PINE VILLA ELEM-10 REDLAND MID-6 SOUTH DADE SR-6	7/6 7/6 7/6	CC15 Def. Indef. 5/19/04	PENDING
89	GLORIA H. JEFFREY #04-017	NEC of SW 137 Ave. and SW 254 St.	19 Units/ 14 Students	NARANJA ELEM-6 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 5/19/04	APPROVED
90	DADE INVESTORS, LLC #03-385	25265 SW 134 Ave.	6 Units/ 5 Students	NARANJA ELEM-2 REDLAND MID-1 SOUTH DADE SR-2	9/6 7/6 7/6	CC15 6/16/04	APPROVED
91	SUMMERVILLE DEVELOPMENT, INC. #03-262	24751 SW 117 Ave.	35 Units/ 12 Students	PINE VILLA ELEM-6 REDLAND MID-3 HOMESTEAD SR-3	7/6 7/6 9/6	CC15 10/12/04	APPROVED
92	GOULDS LLC #04-030	11000 SW 224 St.	6 Units/ 4 Students	PINE VILLA ELEM-2 CENTENNIAL MID-1 SOUTHRIDGE SR-1	7/6 9/6 9/6	CC15 10/12/04	APPROVED
93	FL POWER & LIGHT CO. #04-068	NEC of SW 256 St. and SW 132 Ave.	59 Units/ 45 Students	NARANJA ELEM-21 REDLAND MID-11 HOMESTEAD SR-13	9/6 7/6 9/6	CC15 11/15/04	APPROVED
94	BAILES COMMON LLC #04-111	SEC of SW 228 St. and SW 115 Ave.	29 Units/ 17 Students	PINE VILLA ELEM-8 MAYS MID-4 SOUTHRIDGE SR-5	7/6 7/6 9/6	CC15 12/14/04	PENDING
95	FUTURE M. INVESTMENTS #04-284	SW Corner of SW 138 Ct. and SW 262 St.	21 Units/ 15 Students	NARANJA ELEM-7 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 2/15/05	PENDING
96	PALM TOWER, LLC. #04-131	NE Corner of SW 192 Ave. and SW 352 St.	216 Units/ 86 Students	FLORIDA CITY ELEM-41 HOMESTEAD MID-23 HOMESTEAD SR-26	9/6 9/6 9/6	CC15	PENDING
97	BLACK CREEK, LLC #04-161	S of Old Cutler Rd., W of SW 103 Ave. and E of Tmpke Ext.	240 Units/ 144 Students	PINE VILLA ELEM-66 CENTENNIAL MID-36 SOUTHRIDGE SR-42	7/6 9/6 9/6	CC15 2/15/05	PENDING

Note: There are fourteen applications that are pending which would generate 149 students.

**ZONING REPORT**  
(APPLICATIONS REVIEWED SINCE JANUARY 2001)  
CC14 AND CC15

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	913	11	924	553	66	149%
CARIBBEAN ELEM	903	101	1004	743	22	131%
CHAPMAN, W.A. ELEM	782	152	934	620	108	128%
LEISURE CITY ELEM/MID	1808	164	1972	817	49	228%
MIAMI HEIGHTS ELEM	1237	47	1284	739	152	144%
NARANJA ELEM	778	352	1130	513	138	174%
PESKOE, IRVING & BEATRICE ELEM	1138	2	1140	702	0	162%
PINE LAKE ELEM	651	39	690	647	18	104%
PINE VILLA ELEM	630	1132	1762	504	186	255%
REDLAND ELEM	1102	59	1161	702	0	165%
REDONDO ELEM	719	2	721	510	0	0%
SOUTH MIAMI HEIGHTS ELEM	753	110	863	709	62	112%
VINELAND ELEM	654	1	655	537	112	101%
WHIGHAM, DR. EDWARD L. ELEM	952	157	1109	914	0	121%
WHISPERING PINES ELEM	867	3	870	705	0	123%
<b>ELEMENTARY TOTALS</b>	<b>13687</b>	<b>2332</b>	<b>16219</b>	<b>9915</b>	<b>913</b>	<b>150%</b>
CAMPBELL DRIVE MID	1334	1	1335	1178	0	113%
CENTENNIAL MID	1116	391	1507	796	99	168%
LEISURE CITY ELEM/MID	1808	89	1897	817	49	219%
HOMESTEAD MID	1311	6	1317	871	59	142%
MAYS MID	1114	111	1225	957	40	123%
REDLAND MID	1736	513	2249	991	20	222%
RICHMOND HEIGHTS MID	1633	37	1670	1121	257	121%
<b>MIDDLE TOTALS</b>	<b>11052</b>	<b>1148</b>	<b>11200</b>	<b>6731</b>	<b>524</b>	<b>154%</b>
HOMESTEAD SR	3274	777	4051	2404	0	169%
MIAMI SOUTHRIDGE SR	3857	295	4152	2536	261	148%
SOUTH DADE SR	2716	128	2844	1701	380	137%
<b>SENIOR HIGH TOTALS</b>	<b>9847</b>	<b>1200</b>	<b>11047</b>	<b>6641</b>	<b>641</b>	<b>152%</b>

<b>TOTAL</b>	<b>33786</b>	<b>4680</b>	<b>38466</b>	<b>23287</b>	<b>2078</b>	<b>152%</b>
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# Miami-Dade County Public Schools Charter School Operations

## Existing Charter School

- ① Archimedean Academy, 10870 SW 113 Place, Miami, FL 33176
- ② ASPIRA Eugenio Maria de Hostos Youth Leadership, 3650 North Miami Avenue, Miami, FL 33127
- ③ ASPIRA South Youth Leadership, 14112-14 SW 288 Street, Leisure City, FL 33033
- ④ ASPIRA Youth Leadership, 13300 Memorial Highway, North Miami, FL 33161
- ⑤ Aventura Charter Elementary School, 3333 NE 188 Street, Miami, FL 33180
- ⑥ Coral Reef Montessori Academy, 10853 SW 216 Street, Miami, FL 33157
- ⑦ Doral Academy, 2450 NW 97 Avenue, Miami, FL 33172
- ⑧ Doral Academy Charter Middle School, 2601 NW 112 Avenue, Miami, FL 33172
- ⑨ Doral Academy High School, 11100 NW 27 Street, Miami, FL 33172
- ⑩ Downtown Miami Charter School, 305 NW 3 Avenue, Miami, FL 33128
- ⑪ Florida International Academy, 7630 Biscayne Boulevard, Miami, FL 33138
- ⑫ Theodore R. & Thelma A. Gibson Charter School, 3634 Grand Avenue, Miami, FL 33133
- ⑬ Keys Gate Charter School, 2000 SE 28 Avenue, Homestead, FL 33035
- ⑭ Liberty City Charter School, 8700 NW 5 Avenue, Miami, FL 33150
- ⑮ Mater Academy, 7700 NW 98 Street, Hialeah Gardens, FL 33016
- ⑯ Mater Academy Charter Middle School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
- ⑰ Mater Academy Charter High School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
- ⑱ Mater Academy East, 450 SW 4 Street, Miami, FL 33130
- ⑲ M/S Barry University Connected Learning Center, 11441 NW 2 Avenue, Miami Shores, FL 33168
- ⑳ North County Charter School, 3400 NW 135 Street, Miami, FL 33054
- ㉑ North Dade Community Charter School, 13850 NW 26 Avenue, Opa-Locka, FL 33054
- ㉒ Northeast Academy, 3400 NW 135 Street, Miami, FL 33054
- ㉓ Pinecrest Preparatory Academy, 14301 SW 42 Street, Miami, FL 33175
- ㉔ Pinecrest Preparatory Academy Charter Middle School, 14301 SW 42 Street, Miami, FL 33175
- ㉕ Rosa Parks Charter School/Florida City, 713 West Palm Drive, Florida City, FL 33034
- ㉖ Rosa Parks Community School/Overtown, 430 NW 9 Street, Miami, FL 33136
- ㉗ Ryder Elementary Charter School, 8360 NW 33 Street, Miami, FL 33122
- ㉘ Sandoz Wiener School of Opportunity
  - Main Campus: 20000 NW 47 Court, Opa-Locka, FL 33055
  - Kendall Campus: 11025 SW 84 Street, Miami, FL 33173
- ㉙ Spiral Tech Elementary Charter School, 12400 SW 72 Street, Miami, FL 33183
- ㉚ Vankara Academy Charter School, 13307-11 Alexandria Drive, Opa-Locka, FL 33054
- ㉛ Youth Co-Op, 12051 West Okeechobee Road, Hialeah Gardens, FL 33018

## Approved Contracts for 2004-2005

- ㉜ Academy of Arts & Minds, 3138 Commodore Plaza, Miami, FL 33133
- ㉝ Balere Language Academy, 10600 Caribbean Blvd., FL 33189\*
- ㉞ International Studies Charter High, 3280 South Miami Avenue, Miami, FL 33127
- ㉟ Las Palmas Charter School, 14250 SW 202 Avenue, Miami, FL 33196
- ㊱ Miami Children's Museum Charter School, 450 SW 4 Street, Miami, FL 33130 (temporary location)

## Approved Contracts for 2004-2005 (Continued)

- ㊲ Miami Community Charter School, 101 SW Redland Road, FL 33034\*
- ㊳ Pinecrest Preparatory Academy Charter High School (two locations)
  - Main Campus (Kendall Greens): SW 80 Street & 150 Avenue, Miami, FL 33193 and
  - Holy Cross Campus: 12425 SW 72 Street, Miami, FL 33183
- ㊴ School for Integrated Academics and Technologies (SIATech) (two locations)
  - Main Campus: 3050 NW 183 Street, Miami, FL 33056, and
  - Homestead Campus: 12350 SW 285 Street, Homestead, FL 33033
- ㊵ Somerset Academy, 8750 NW 21 Terr., Miami, FL 33172 and 2601 NW 112 Avenue, Miami, FL 33172 (temporary locations for 2004-2005) SW 117 Avenue and 232 Street, Miami, FL 33170 (permanent location)
- ㊶ Somerset Academy Charter Middle School
  - 2601 NW 112 Avenue, Miami, FL 33172 and
  - 8750 NW 21 Terr., Miami, FL 33172 (temporary locations for 2004-2005) SW 117 Avenue and SW 232 Street, Miami FL 33170 (permanent)
- ㊷ Somerset Academy Charter High School, 11100 NW 27 Street, Miami, FL 33172 and 2601 NW 112 Avenue, Miami, FL 33172 (temporary locations) SW 117 Avenue and SW 232 Street, Miami FL 33170 (permanent location)
- ㊸ Sweet Home Charter School, 17201 SW 103 Avenue, Miami, FL 33157 (temporary location) SW 190 Street and 112 Avenue, Miami, FL 33157\*

\* Locations pending final School Board approval.

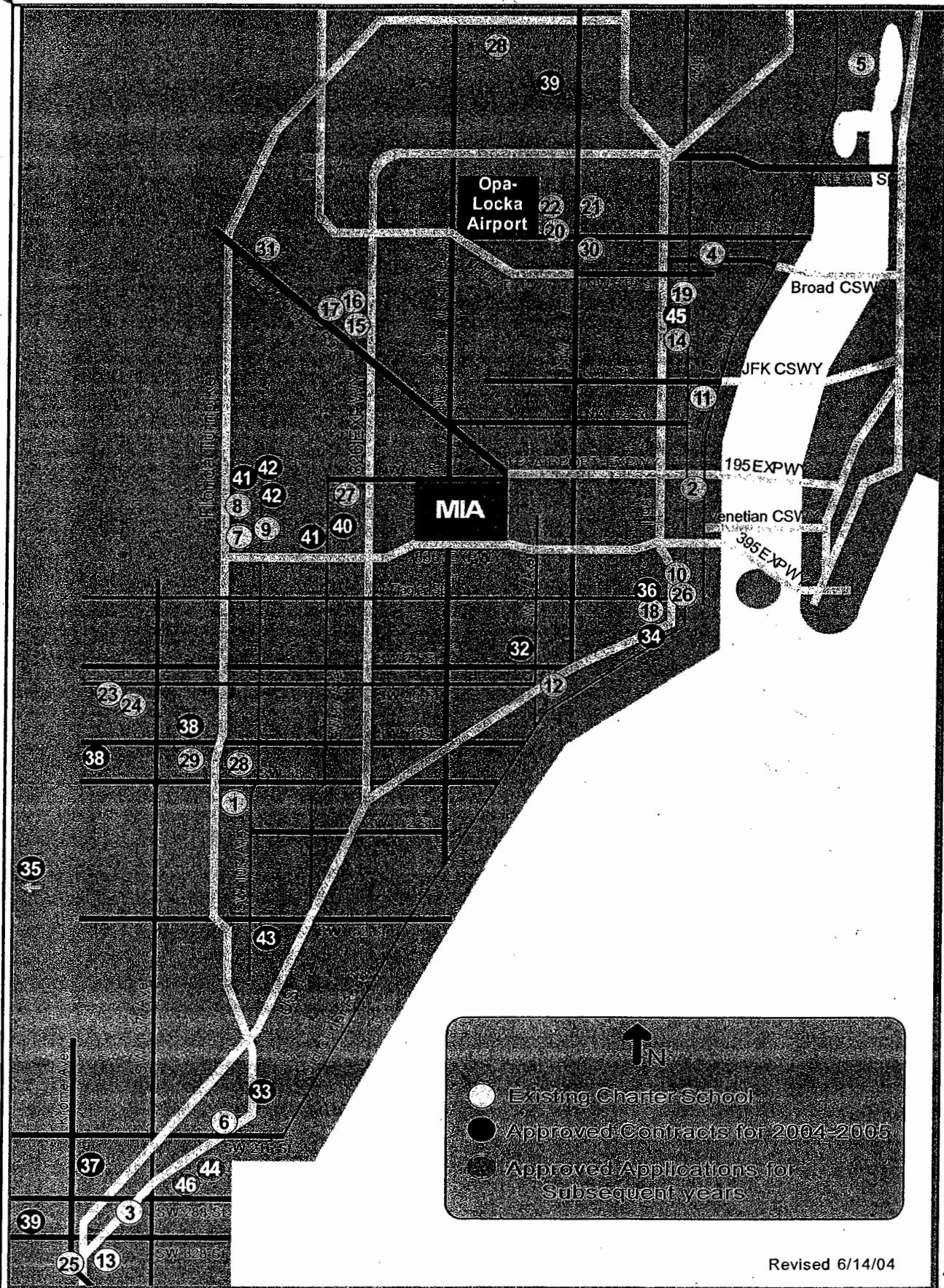
## Approved Contracts for Subsequent years

- ㊹ Dr. Joseph Coats Grace Community Charter School, SW 246 Street & 112 Avenue, Miami, FL
- ㊺ Miami Shores Charter Middle/Senior High School, NW 11441 NW Second Avenue, Miami Shores, FL 33168
- ㊻ Summerville Charter School, SW 246 Street and 117 Avenue, Miami, FL

## Approved Applications

- ㊼ Mater Academy South Charter School, Sweetwater area
- ㊽ Mater Gardens Academy Elementary School, Hialeah Gardens area
- ㊾ Mater Gardens Academy Middle School, Hialeah Gardens area
- ㊿ Mater Springs Academy Elementary School (location to be determined)
- ㋀ Mater Springs Academy Middle School (location to be determined)
- ㋁ Miami-Dade Charter Foundation (4 sites - locations to be determined)
- ㋂ North Miami/Florida International University Charter Senior High School, NE 151 St. & Biscayne, North Miami, FL
- ㋃ Sabal Palm Charter High School, Hialeah area
- ㋄ Somerset Academy (6 sites - locations to be determined)
- ㋅ Spirit City Academy (location to be determined)
- ㋆ Sunset Academy (location to be determined)
- ㋇ The City of North Miami/Florida International University Charter School (location to be determined)





Revised 6/14/04



# MEMORANDUM

**TO:** Dianne O'Quinn Williams, Director  
Planning and Zoning Department

**DATE:** 11-AUG-04

**FROM:** Antonio Bared, Fire  
Chief

**SUBJECT:** Z2004000129

## Fire Prevention Unit:

ok ok

Development for the above Z2004000129  
located at SOUTH OF S.W. 288 STREET & 466' WEST OF S.W. 187 AVENUE, MIAMI-DADE COUNTY, FLORIDA.  
in Police Grid \_\_\_\_\_ is proposed as the following:

<u>single</u>	dwelling units	<u>industrial</u>	square feet
<u>multifamily</u>	dwelling units	<u>institutional</u>	square feet
<u>commercial</u>	square feet	<u>nursing home</u>	square feet

Based on this development information, estimated service impact is  
\_\_\_\_\_ alarms annually.

Planned service(s) to mitigate the impact is:

\_\_\_\_\_  
Station/Unit

\_\_\_\_\_  
Estimated date of opening

At this time, Miami-Dade Fire Rescue can/cannot accomodate the  
additional projected service impact.

# TEAM METRO SOUTH OFFICE

## ENFORCEMENT HISTORY

Dean Colson & Henry Quintana

South of SW 288 ST & 466' west of  
SW 187 AVE, Miami-Dade County,  
Fla.

---

**APPLICANT**

---

**ADDRESS**

---

12/13/2004

**DATE**

---

04-129

**HEARING NUMBER**

## ENFORCEMENT HISTORY:

No violations as of November 16, 2004

**DISCLOSURE OF INTEREST\***

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

MFS of South Florida, LLC

NAME OF PURCHASER: \_\_\_\_\_

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
Mark F. Shakespeare	50%
David B. Grayson	50%
_____	_____
_____	_____
_____	_____

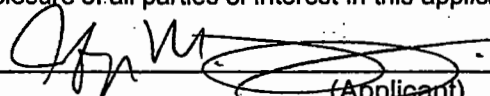
Date of contract: 2/22/04

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

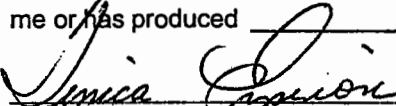
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature:  ATIF  
(Applicant)

Sworn to and subscribed before me this 7 day of April, 2004. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

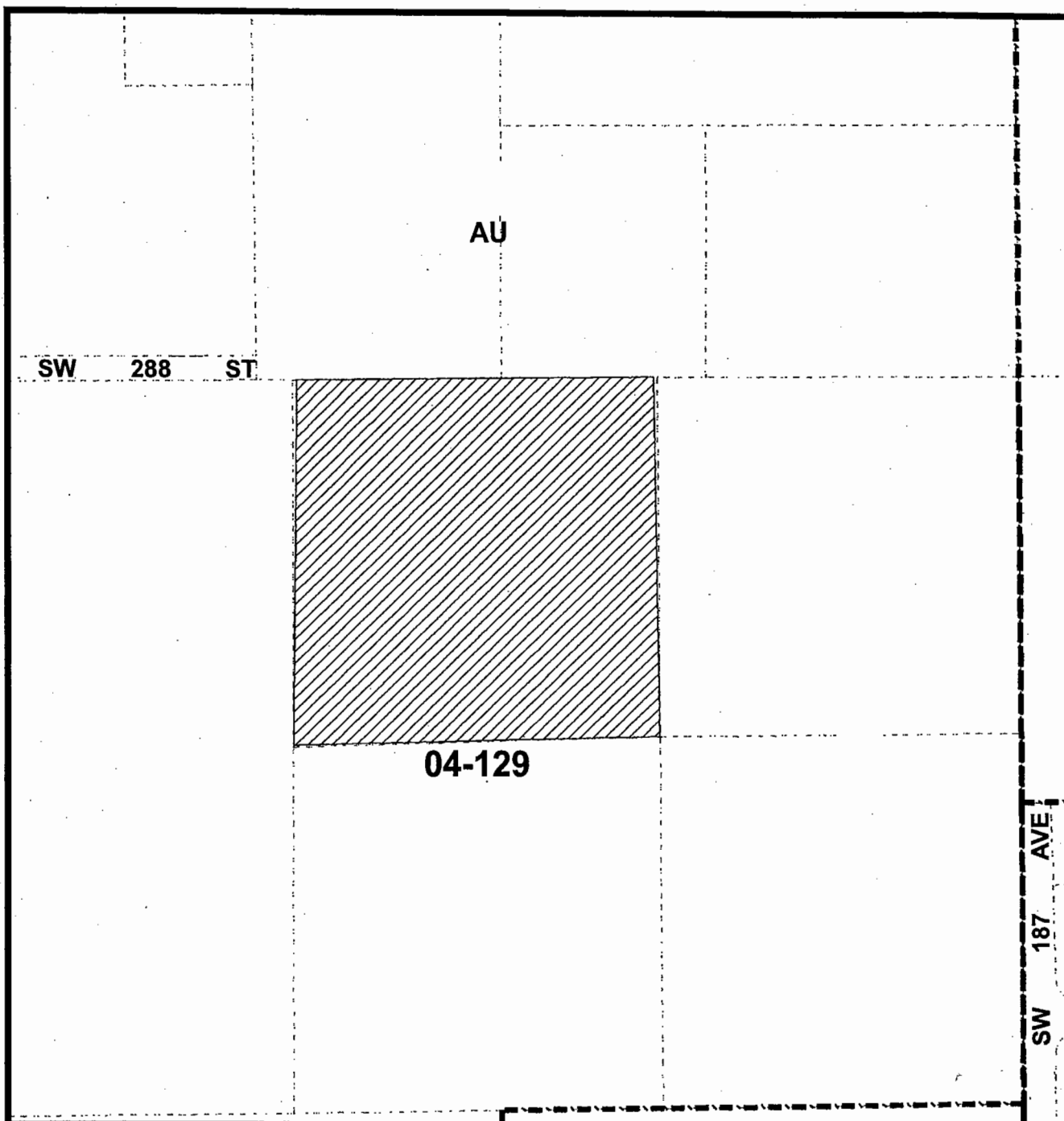
  
(Notary Public)



Jessica Espinosa  
Commission # DB/2002  
Expires Dec 7, 2007  
Aaron Notary  
1-800-350-5161

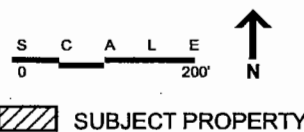
My commission expires \_\_\_\_\_

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



**MIAMI-DADE COUNTY  
HEARING MAP**

**Section:02 Township:57 Range:38  
Process Number: 04-129  
Applicant: DEAN COLSON & HENRY QUINTANA  
District Number: 08  
Zoning Board: C14  
Drafter ID: ALFREDO  
Scale: 1:200'**





**MIAMI-DADE COUNTY**  
**AERIAL**

**Section:02 Township:57 Range:38**  
**Process Number: 04-129**  
**Applicant: DEAN COLSON & HENRY QUINTANA**  
**District Number: 08**  
**Zoning Board: C14**  
**Drafter ID: ALFREDO**  
**Scale: NTS**

S C A L E  
0 NTS



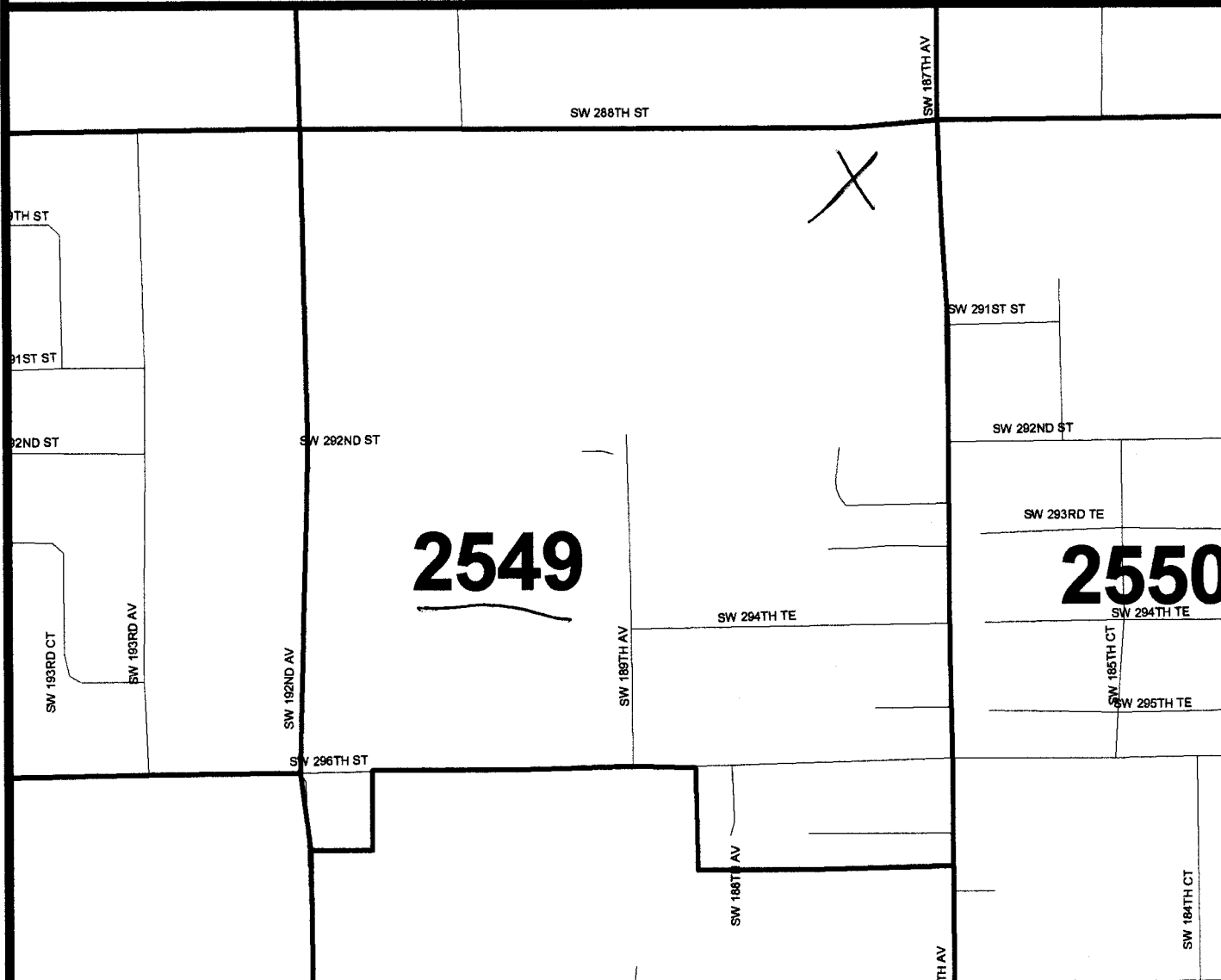
**SUBJECT PROPERTY**





**Miami-Dade Police Department**  
**Target Area - Police Grid(s): 2549**  
**Dean Colson & Henry Quintana; Hearing # 04-129**

C-14



Police Grids Boundaries  
 Boundary

0 0.06 0.12 Miles



MDPD Crime Analysis System  
May 10, 2004  
Data in this document represents  
successfully geocoded attributes.



# Miami-Dade Police Department

## Summarized Grid Information By Signal

### For 1/1/02 Thru 2002-12-31



Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "2549" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( "030", 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2549	13	SPECIAL INFORMATION/ASSIGNMENT	20
	14	CONDUCT INVESTIGATION	22
	15	MEET AN OFFICER	116
	17	TRAFFIC ACCIDENT	3
	18	HIT AND RUN	2
	19	TRAFFIC STOP	20
	20	TRAFFIC DETAIL	3
	22	AUTO THEFT	5
	25	BURGLAR ALARM RINGING	38
	26	BURGLARY	10
	27	LARCENY	1
	28	VANDALISM	5
	32	ASSAULT	4
	34	DISTURBANCE	13
	36	MISSING PERSON	1
	37	SUSPICIOUS VEHICLE	5
	38	SUSPICIOUS PERSON	2
	39	PRISONER	5
	43	BAKER ACT	1
	45	DEAD ON ARRIVAL	1
	54	FRAUD	2



# Miami-Dade Police Department

## Summarized Grid Information By Signal

### For 1/1/02 Thru 2002-12-31



Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "2549" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( "030", 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
Total Signals for Grid 2549 :			279
Total Reported: 200			Total Not Reported: 79

Total for All Grids : 279

# Miami-Dade Police Department

## Summarized Grid Information By Signal

### For 1/1/03 Thru 2003-12-31



Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" ) and ( Dis.Grid in ( "2549" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( "030", 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2549	13	SPECIAL INFORMATION/ASSIGNMENT	13
	14	CONDUCT INVESTIGATION	21
	15	MEET AN OFFICER	73
	17	TRAFFIC ACCIDENT	5
	18	HIT AND RUN	1
	19	TRAFFIC STOP	16
	20	TRAFFIC DETAIL	1
	21	LOST OR STOLEN TAG	3
	22	AUTO THEFT	2
	25	BURGLAR ALARM RINGING	22
	26	BURGLARY	5
	27	LARCENY	4
	28	VANDALISM	1
	32	ASSAULT	1
	34	DISTURBANCE	3
	36	MISSING PERSON	1
	37	SUSPICIOUS VEHICLE	5
	38	SUSPICIOUS PERSON	1
	41	SICK OR INJURED PERSON	3
	44	ATTEMPTED SUICIDE	2
	54	FRAUD	1

40

# Miami-Dade Police Department

## Summarized Grid Information By Signal

### For 1/1/03 Thru 2003-12-31



Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" ) and ( Dis.Grid in ( "2549" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( "030", 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
Total Signals for Grid 2549 :			184
Total Reported: 130			Total Not Reported: 54

**Total for All Grids : 184**

41



Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**From 1/1/02 Thru 2002-12-31**  
**YEAR: 2002**

Crime Information Warehouse

Grid(s): 2549

Part I Crimes	Total Crimes
Grid 2549	
130A - AGGRAVATED ASSAULT	3
2200 - BURGLARY	2
230F - SHOPLIFTING FROM A MOTOR VEHICLE	2
230G - SHOPLIFTING ALL OTHERS	4
2400 - MOTOR VEHICLE THEFT	2
Grid 2549 TOTAL	13
<b>Total Part I :</b>	<b>13</b>

42



Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**From 1/1/02 Thru 2002-12-31**  
**YEAR: 2002**

Crime Information Warehouse

Grid(s): 2549

<b>PART II Crimes</b>	<b>Total Crimes</b>
<b>Grid 2549</b>	
130B - SIMPLE ASSAULT	1
<b>Grid 2549 TOTAL</b>	<b>1</b>
<b>Total PART II :</b>	<b>1</b>

**Grand Total: 14**

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ( '090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000' ) and ( Ol.Reporting\_Agency\_Code = substring ( "030", 1, 3 ) ) and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ( "2549" )

43



Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**From 1/1/03 Thru 2003-12-31**  
**YEAR: 2003**

Crime Information Warehouse

Grid(s): 2549

Part I Crimes	Total Crimes
Grid 2549	
110A - RAPE	1
130A - AGGRAVATED ASSAULT	3
2200 - BURGLARY	3
230F - SHOPLIFTING FROM A MOTOR VEHICLE	1
230G - SHOPLIFTING ALL OTHERS	5
2400 - MOTOR VEHICLE THEFT	2
Grid 2549 TOTAL	15
<b>Total Part I :</b>	<b>15</b>

**Grand Total: 15**

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2004-01-01" and Ol.Offense.Ucr Code in ( '090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000' ) and ( Ol.Reporting\_Agency\_Code = substring ( "030", 1, 3 ) ) and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ( "2549" )

44

# Memorandum

MIAMI-DADE  
COUNTY

Date: January 18, 2005

To: Diane O'Quinn Williams, Director  
Department of Planning and Zoning

From: Roosevelt Bradley, Director  
Miami-Dade Transit

Subject: FY05 Blanket Concurrency Approval for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the Level-of-Service Standards (LOS) for mass transit established in the above referenced County Rules and Regulations.

MDT continues with the development process for the North Corridor transit project along NW 27<sup>th</sup> Avenue from 62<sup>nd</sup> Street to the Broward County line. Please, ask your staff to continue to signal any application whose address is on NW 27<sup>th</sup> Avenue, between these two points, so that they may be reviewed by MDT staff.

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2004 to September 30, 2005, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

cc: George Navarrete  
Mario G. Garcia

# Memorandum

MIAMI-DADE  
COUNTY

**Date:** April 21, 2005

**To:** Alberto J. Torres, Assistant Director for Zoning  
Department of Planning and Zoning

**From:** Manuel C. Mena, Chief  
MDFR Fire Prevention Division

**Subject:** Concurrency Approval

---

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami-Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami-Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied

MCM:skr

c: Control File



✓ H. Brown

# Memorandum

MIAMI-DADE  
COUNTY

**Date:** December 2, 2004

**To:** Dianne O'Quinn-Williams, Director  
Department of Planning and Zoning

**From:** Vivian Donnell Rodriguez, Director  
Park and Recreation Department *DM*

**Subject:** Update for Blanket Concurrency Approval

RECEIVED

DEC 14 2004

MIAMI-DADE COUNTY  
DIRECTOR'S OFFICE  
DEPT. OF PLANNING & ZONING

This memorandum updates the blanket concurrency approval memo of September 18, 2003. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until November 30, 2005. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z  
W. Howard Gregg, Asst. Director for Planning & Development, PARD  
Barbara Falsey, Chief, Planning and Research Division, PARD



## MEMORANDUM

*Original to Helen Brown  
1 to Al Jones*

TO: Diane O'Quinn Williams  
Director  
Department of Planning and Zoning

FROM: Andrew Wilfork  
Director  
Department of Solid Waste Management

DATE: September 12, 2003

SUBJECT: Solid Waste Disposal  
Concurrency Determination

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

## Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager  
Victoria Garland, Acting Deputy Director, DSWM  
Vicente Castro, Assistant Director for Technical Services, DSWM  
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM  
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM

RECEIVED  
SEP 18 2003

ZONING SERVICES DIVISION, DADE COUNTY  
DEPT. OF PLANNING & ZONING

BY \_\_\_\_\_

Department of Solid Waste Management (DSWM)

Solid Waste Facility Capacity Analysis

Fiscal Year 2002-2003

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS			WHEELABRATOR (contract had ended on 12/31/02)	Total
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	SOUTH DADE Garbage	NORTH DADE Trash	WMI Garbage & Trash	Trash	
					[1]	[2]			[3]	[4]	[5]	[6]	[7]	[8]	[1]-[8]
2003 *	1,837,000	936,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500

RESOURCES RECOVERY		GARBAGE	TRASH	TIRES	TOTAL
* TOTAL @ 1.84M		853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)
			270,000		270,000 (RTI)
** TOTAL @ 1.72M		853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)
			270,000		270,000 (RTI)
*** TOTAL @ 1.71M		853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)
			270,000		270,000 (RTI)

TOTAL WASTE STREAM PERCENTAGES @ 1.84 MILLIONS TONS

GARBAGE 54.3%	997,000
TRASH 44.4%	816,000
SPECIAL (includes Tires) 1.3%	24,000
TOTAL	1,837,000

REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR

Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	WMI **** Disposed
Base Capacity	207,000	4,352,000	3,130,000	146,000
2003	61,000	3,942,000	2,797,000	100,000
2004	0	3,668,500	2,402,000	188,000
2005	0	3,395,000	2,007,000	249,000
2006	0	3,131,500	1,612,000	249,000
2007	0	2,868,000	1,217,000	249,000
2008	0	2,604,500	822,000	249,000
2009	0	2,341,000	427,000	249,000
2010	0	2,077,500	32,000	249,000
2011	0	1,702,000	0	500,000
2012	0	1,294,500	0	500,000
2013	0	887,000	0	500,000
2014	0	479,500	0	500,000
2015	0	72,000	0	500,000
2016	0	0	0	
2017	0	0	0	
2018	0	0	0	
Total Remaining Years	0	12	6	

\* Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).

\*\* South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

\*\*\* North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

\*\*\*\* Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

## 2004 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	332,396	29,396	361,792	994.92	1,044.49	491.02	85.32	1,620.83	625.91	1.629
2	520,177	23,003	543,180	1,493.75	1,476.12	461.33	139.79	2,077.24	583.49	1.390
3	141,699	38,253	179,952	494.86	578.93	177.20	6.90	763.03	268.17	1.541
T:	994,272	90,652	1,084,924	2,983.53	3,099.54	1,129.55	232.01	4,461.10	1,477.57	1.520



## MEMORANDUM

**TO:** Diane O'Quinn Williams  
Director  
Department of Planning and Zoning  
*Roosevelt Bradley*  
**FROM:** Roosevelt Bradley, Director  
Miami Dade Transit

**DATE:** October 14, 2003

**SUBJECT:** FY04 Blanket  
Concurrency Approval  
for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2003 to September 30, 2004, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

**CC:** Aurelio Rodriguez, P.E.  
Mario G. Garcia

**RECEIVED**  
OCT 21 2003

MIAMI-DADE COUNTY  
DIRECTOR'S OFFICE  
DEPT. OF PLANNING & ZONING

03 OCT 17 PM 4:17  
MIAMI-DADE COUNTY  
FLORIDA

PROCESSED BY  
OFFICE OF THE  
CLERK OF THE  
COUNTY

MEMORANDUM

Helen  
B.

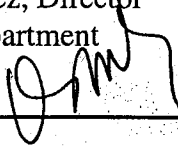
**TO:** Dianne O'Quinn-Williams, Director  
Department of Planning and Zoning

**DATE:** September 18, 2003

**FROM:** Vivian Donnell Rodriguez, Director  
Park and Recreation Department

**SUBJECT:** Concurrency Approval

18



This memorandum updates the blanket concurrency approval memo of August 6, 2002. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2004. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z  
W. Howard Gregg, Asst. Director for Planning & Development, PARD  
Barbara Falsey, Chief, Planning and Research Division, PARD



# MEMORANDUM

107.07-17A METRO-DADE/GSA-MAT. MGT.

*Original to Helen Brown  
to Al Jones*

TO: Diane O'Quinn Williams  
Director  
Department of Planning and Zoning

FROM: Andrew Wilfork  
Director  
Department of Solid Waste Management

DATE: September 12, 2003

SUBJECT: Solid Waste Disposal  
Concurrency Determination

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

## Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager  
Victoria Garland, Acting Deputy Director, DSWM  
Vicente Castro, Assistant Director for Technical Services, DSWM  
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM  
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM

RECEIVED  
SEP 18 2003

ZONING SERVICES DIVISION, DADE COUNTY  
DEPT. OF PLANNING & ZONING

BY \_\_\_\_\_



# MEMORANDUM

CT 07-17A MIAMI-DADE COUNTY, FLORIDA

TO: Guillermo E. Olmedillo, Director  
Building & Zoning Department

FROM: Earl L. Carlton, Captain  
Fire Engineering & Water Supply Bureau

DATE: May 3rd, 1999

SUBJECT: Concurrency  
Approval

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser



Department of Solid Waste Management (DSWM)

Solid Waste Facility Capacity Analysis

Fiscal Year 2002-2003

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS			WHEELABRATOR (contract had ended on 12/31/02)	Total
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	SOUTH DADE Garbage	NORTH DADE Trash	WMI Garbage & Trash	Trash	
					[1]	[2]			[3]	[4]	[5]	[6]	[7]	[8]	[1]-[8]
2003 *	1,837,000	936,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
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2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500

RESOURCES RECOVERY	GARBAGE	TRASH	TIRES	TOTAL
* TOTAL @ 1.84M	853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)
		270,000		270,000 (RTI)
** TOTAL @ 1.72M	853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)
		270,000		270,000 (RTI)
*** TOTAL @ 1.71M	853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)
		270,000		270,000 (RTI)
TOTAL WASTE STREAM PERCENTAGES @ 1.84 MILLIONS TONS				
GARBAGE 54.3%	997,000			
TRASH 44.4%	816,000			
SPECIAL (includes Tires) 1.3%	24,000			
TOTAL	1,837,000			

REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR

Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	WMI **** Disposed
Base Capacity	207,000	4,352,000	3,130,000	146,000
2003	61,000	3,942,000	2,797,000	100,000
2004	0	3,668,500	2,402,000	188,000
2005	0	3,395,000	2,007,000	249,000
2006	0	3,131,500	1,812,000	249,000
2007	0	2,868,000	1,217,000	249,000
2008	0	2,604,500	822,000	249,000
2009	0	2,341,000	427,000	249,000
2010	0	2,077,500	32,000	249,000
2011	0	1,702,000	0	500,000
2012	0	1,294,500	0	500,000
2013	0	887,000	0	500,000
2014	0	479,500	0	500,000
2015	0	72,000	0	500,000
2016	0	0	0	
2017	0	0	0	
2018	0	0	0	
Total Remaining Years	0	12	6	

\* Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).

\*\* South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

\*\*\* North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

\*\*\*\* Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

## 2003 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	476,880	25,585	502,465	1,381.77	1,198.25	702.34	85.32	1,985.91	604.14	1.437
2	563,033	19,245	582,278	1,601.24	1,564.11	508.33	139.79	2,212.23	610.99	1.381
3	141,699	24,607	166,306	457.33	578.93	177.20	6.90	763.03	305.70	1.668
	1,181,612	69,437	1,251,049	3,440.34	3,341.29	1,387.87	232.01	4,961.17	1,520.83	1.495